

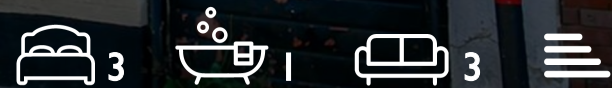
WE VALUE



YOUR HOME



High Street, Benson
Offers In Excess Of £400,000



Set in the heart of Benson village, this charming Grade II Listed character cottage offers an opportunity to acquire a beautifully presented home just moments from local shops, amenities, and traditional pubs. Offered to the market with no onward chain, the property seamlessly blends period charm with practical living.

The ground floor is both versatile and inviting, rich in character with exposed wooden beams and feature fireplaces throughout. A lounge centres around a log-burning gas stove, while the separate dining room is complete with its own log burner, with opening to the kitchen. A snug/study provides flexibility for home working or a retreat, enhanced by a distinctive feature wall adorned with a painted Coat of Arms. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the property continues to impress with three generously sized double bedrooms, each offering comfortable and well-proportioned living. Bedroom three benefits from low-level hatch access to an exceptionally sized storage area, further enhancing practicality. These rooms are served by a well-fitted shower room.

Externally, the south-east facing courtyard garden is designed for low maintenance while providing a high degree of privacy, perfect for outdoor dining or relaxing. An external storage cupboard adds further convenience.





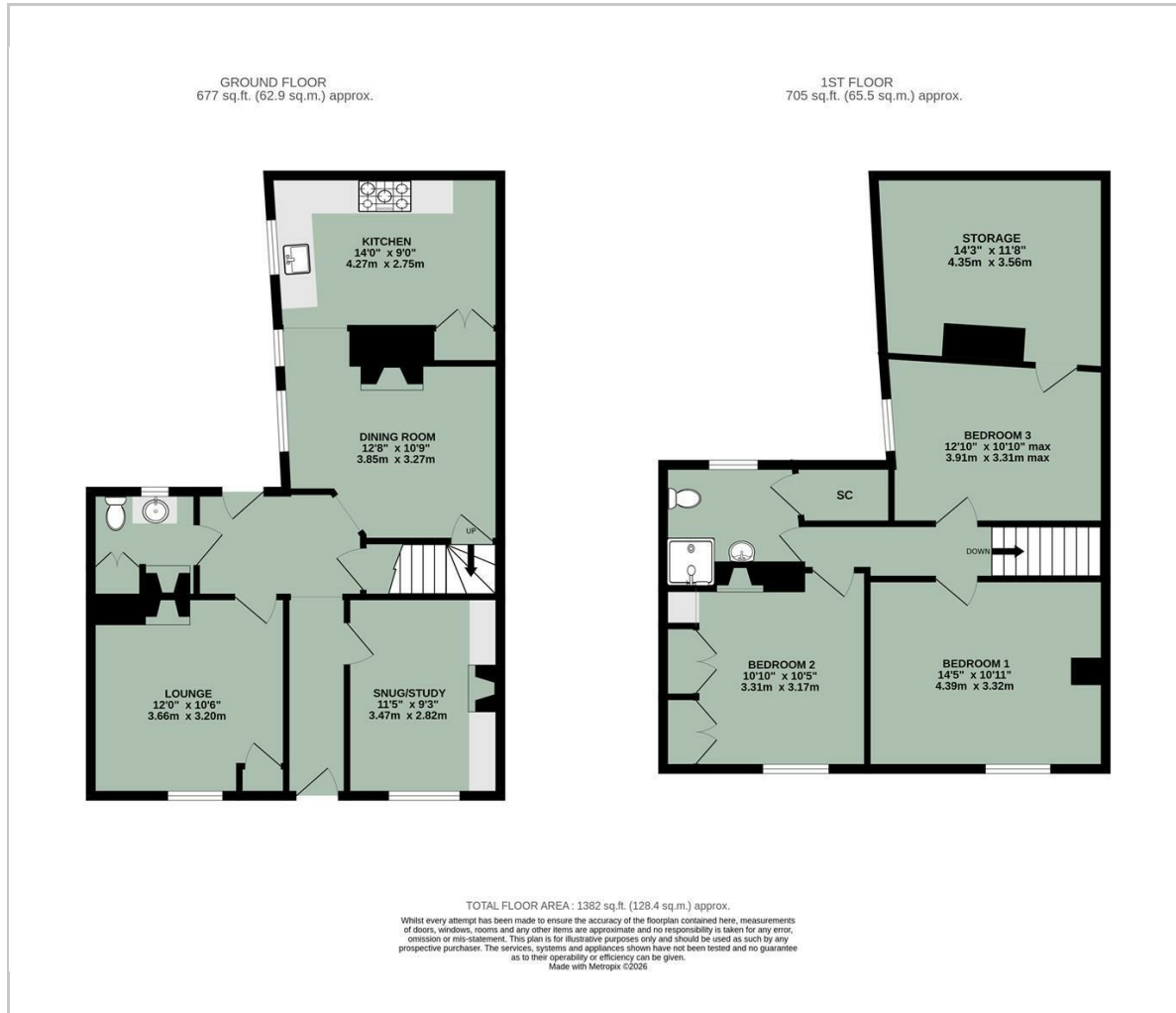
- OFFERED WITH NO ONWARD CHAIN
- A CHARMING GRADE II LISTED COTTAGE RICH IN CHARACTER
- SOUTH-EAST FACING COURTYARD GARDEN
- THREE SPACIOUS DOUBLE BEDROOMS
- VERSATILE GROUND FLOOR LAYOUT INCLUDING A KITCHEN, DINING ROOM, LOUNGE & SNUG/STUDY
- SHOWER ROOM & DOWNSTAIRS CLOAKROOM
- SUBSTANTIAL STORAGE ROOM ACCESSED FROM BEDROOM THREE



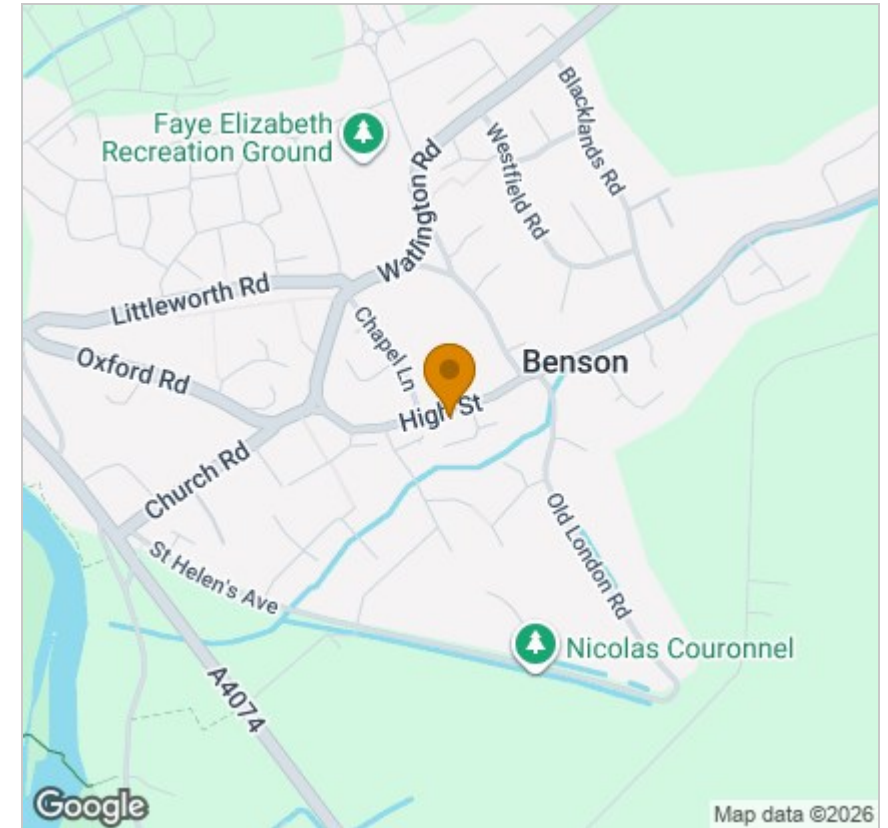
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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