



Oxford Road, Benson OX10 6LX



## Oxford Road, Benson

The property is part of an exclusive collection of just six private dwellings nestled in the heart of this pretty riverside Oxfordshire village.

It is an attractive 2 bedroom semi-detached cottage with south, southwest facing garden: it also has a double aspect sitting room with log burner, separate fully equipped kitchen and a hall with cloakroom.

Built by a renowned local developer just 9 years ago it is set in a non-estate position designed to seamlessly integrate into the village combining the charm of older character with all efficient benefits of living in a 'state of the art' modern home.

The mature location is amidst other established properties and already feels like it has always been there.



## Tenure - Freehold

Accommodation:

Set over two floors the accommodation includes a very well fitted kitchen with a range of solid wood units and integrated appliances, with fitted plantation shutters. The living room has a fitted wood burner with oak hearth. There is engineered oak wood flooring throughout with under-floor heating and double glazing.

Door from the side path to:

Entrance Lobby: Heated wood floor, down lighters.

Cloakroom: Fitted with a white 2-piece suite with drawers below the sink, heated wood floor, down lighters and window. Gas boiler.

Kitchen: 11' x 8'1 Window with plantation shutters to the front, in-frame kitchen with silestone worktops and stainless steel sink. Integrated gas hob, extractor hood, electric oven and microwave, fridge/freezer, dishwasher and washing machine.





Door to large under-stair storage cupboard, down lighters. Twin casement doors to the Sitting Room.

Sitting Room: 18'3 x 12'9 Fireplace with a Stovax log stove set on a marble hearth with wood mantel. There is a window with plantation shutters to the front and French doors to the garden at the rear. Heated wood floor, downlighters, stairs to landing, book shelving.

Stairs to First Floor Landing: Stairwell with Velux window and down lighters.

Bedroom 1: 18'4 x 11'4: The room features a double aspect with plantation shutters on the front window, range of fitted wardrobes, two radiators and downlighters.

Bedroom 2: 9'4 x 8'2 Window with plantation shutters to the front, radiator and down lighters.

Bathroom: Attractively fitted with a white four-piece suite including a bath and separate tiled shower cubicle, tiling, marble tiled floor, chrome radiator, double glazed windows and downlights.

Outside:

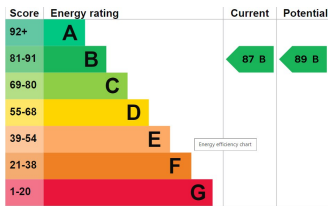
To the Front: The front garden features a wrought iron fence with beech hedge. A gated path leads to the side with an area of shingle, side fence leading to the door to the house.

Rear Garden: A lovely feature enjoying an excellent glory of privacy, there is a paved terrace leading to an area of lawn, enclosed by timber fencing with a timber shed and log store and path with gate to its private parking area for 3 – 4 cars.



**Directions**

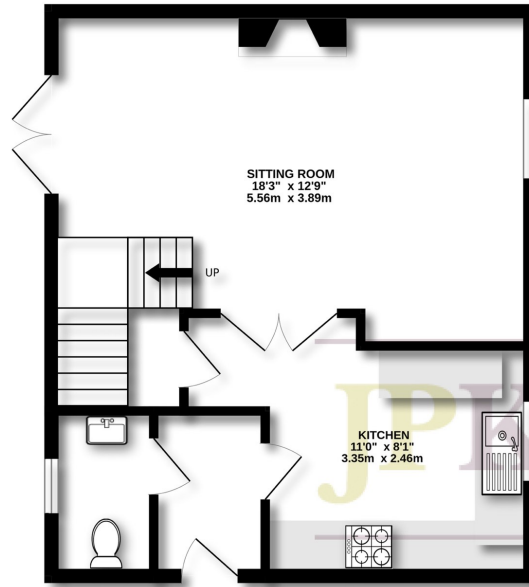
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini roundabout and turn left into Benson Lane, proceed to the T-junction and left onto the A4074. After 1.5 miles turn right into Church Road, turn left by the war memorial onto the B4009, the property is along on the left.



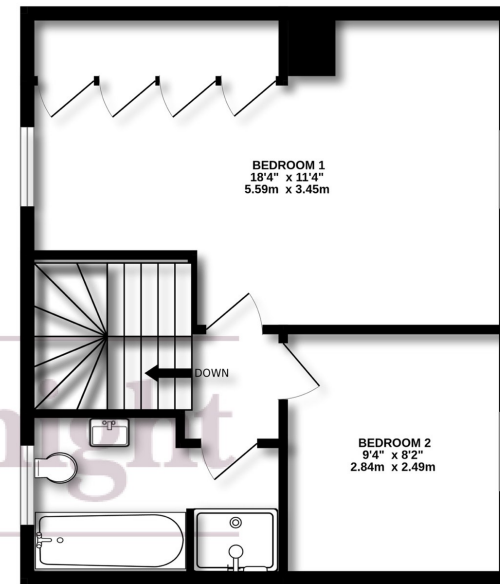
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



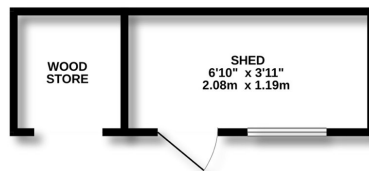
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA : 785sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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