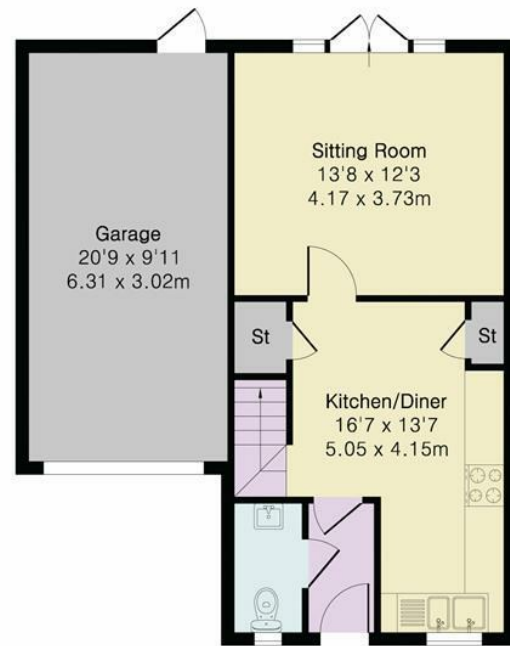


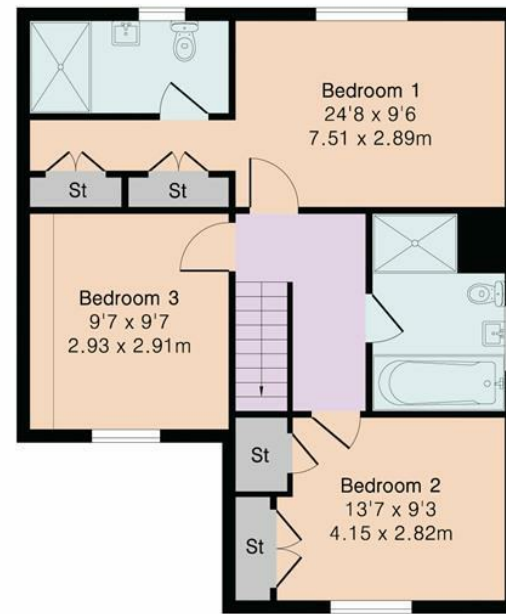
Approximate Gross Internal Area 1224 sq ft - 114 sq m

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 612 sq ft – 57 sq m



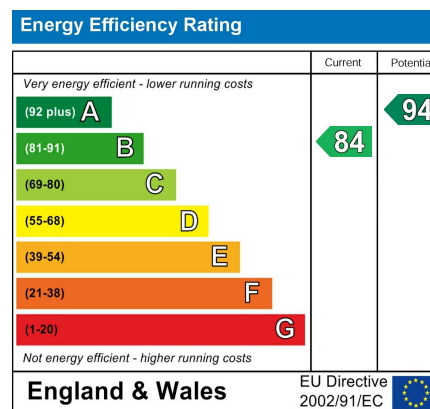
Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Offers In Excess Of
£460,000**

**15, Hither Derhams
Benson**

An attractive and very well presented, 3 double bedroom, detached family home. Built in 2023 and constructed to a very high standard by Cala Homes, this lovely home is situated in the popular village of Benson.

- Detached family home
- Spacious and light
- Large family kitchen/dining room
- Integrated appliances
- Living room with French doors
- Three double bedrooms
- 24ft master bedroom with en suite
- Family bathroom
- Landscaped rear garden
- No onward chain

A beautifully presented detached family home with landscaped garden, EV charging point and no onward chain

- Wallingford 4 miles
- Watlington 5 miles
- Oxford 10 miles
- London 48 miles
- M4 (J6) 6 miles
- Heathrow 35 miles



15 Hither Derhams

Built in 2023 by Cala Homes, 15 Hither Derhams is a well presented detached family home in the popular village of Benson.

Stepping into the hallway, doors lead to a cloakroom and kitchen/diner with modern fitted appliances and ample storage. A door from the kitchens leads through to the sitting room with french doors giving access to the landscaped rear garden.

Upstairs are three good sized double bedrooms and a family bathroom. The spacious principal bedroom benefits from an ensuite shower room and dressing area with built in wardrobes.



Outside

To front of the property there is driveway parking and access to the garage with EV charging point. As side gate leads to the rear of the property.

The landscaped rear garden has a large patio area with raised beds and lawn. There is timber shed providing useful storage.

Situation

Benson is an attractive village on the Thames, located some three miles north east of Wallingford. The original settlement can be traced back to a Saxon manor. From the 17th century onwards the village prospered as a coaching stop, being located on the important London to Oxford road. Benson has an excellent Primary school and pre-school along with crèche facilities and a holiday club for children of all ages. There are good local shops in the village and, of course, the amenities of Wallingford and the Thames are close by.



Services

Mains Services: Electricity / Water / Gas / Drainage
Local Authority: South Oxfordshire District Council
Council Tax Band: E
EPC Rating: B
Remainder of new homes warranty

Directions

Postcode: OX10 6FN What3Words:///replaces.hillside.cheerily

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.