



## 4 Hither Derhams, Benson, Oxon, OX10 6FN

£2,800 PCM - 6th February 2026.

- Detached five bedroom house
- Gas central heating
- Walking distance of Benson village
- Good size garden
- EPC Rating B
- Double garage
- Open plan kitchen living area.

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A detached five bedroom house with three reception rooms, open plan kitchen living area. Kitchen includes gas hob, dishwasher, fridge freezer, utility room, two double bedrooms with en suite shower, family bathroom with separate shower, three further bedrooms. Good size garden to the rear. Double garage, driveway with ample parking. Gas central heating. EPC Rating B. Council Tax Band G

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

When an application is agreed a holding deposit will be required of a maximum of one weeks rent



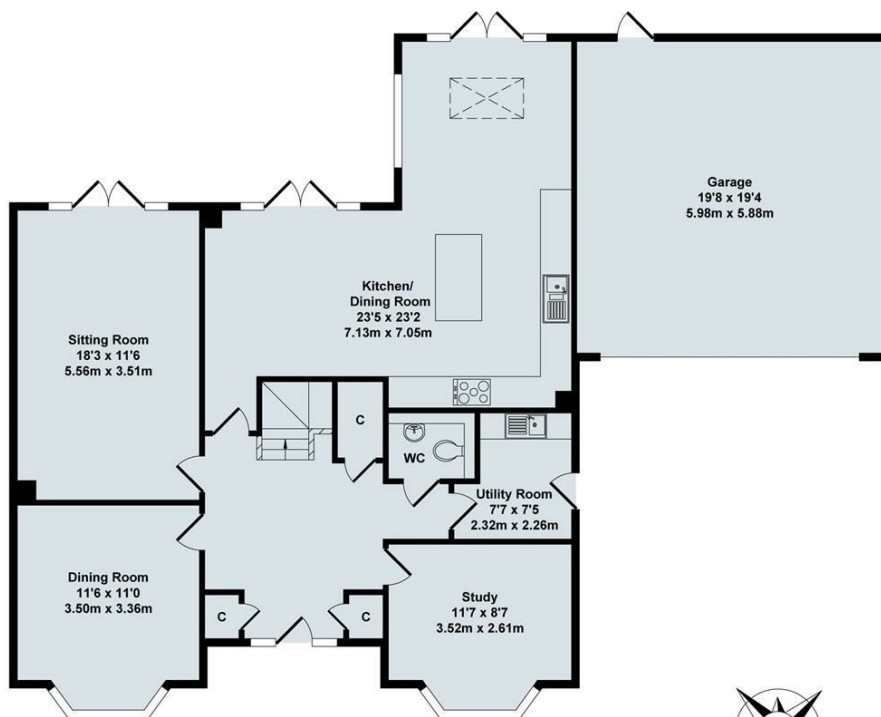
Council Tax Band: G



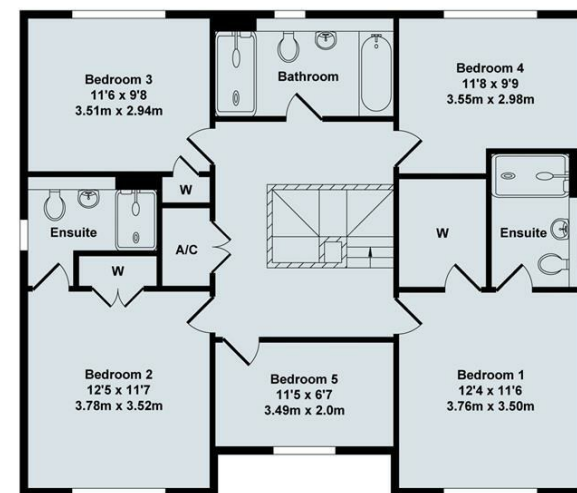








Ground Floor




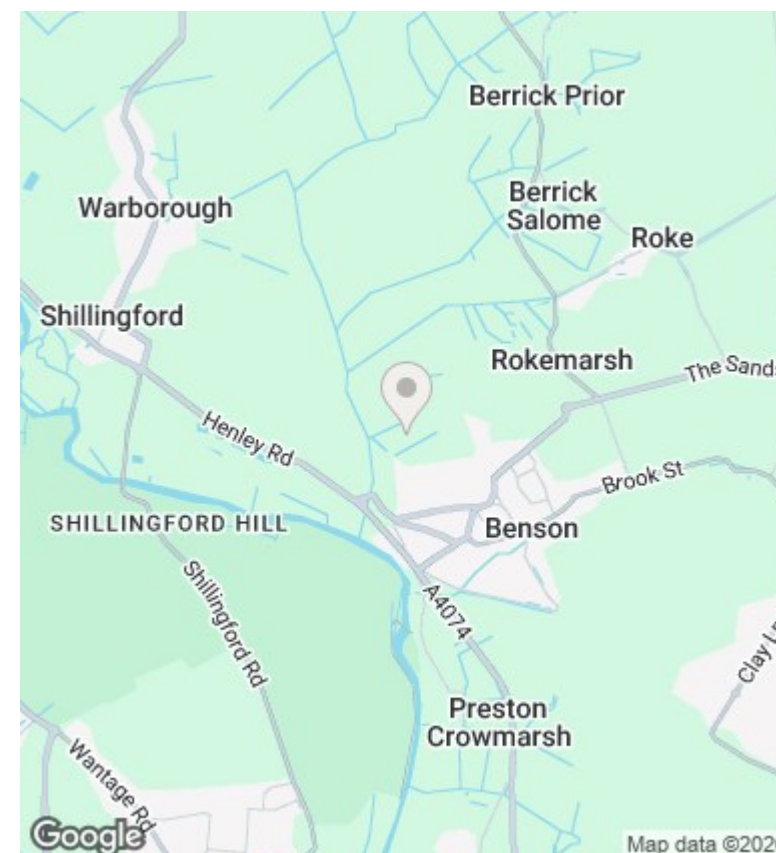
First Floor

Total Approx. Floor Area 2526 Sq.Ft. (234.70 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## Directions

## Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

## Council Tax Band

G