

WE VALUE



YOUR HOME



Churchfield Lane, Benson
Offers In Excess Of £1,500,000



This impressive detached home offers a striking front aspect with gated driveway and generous parking, creating an immediate sense of arrival. Designed with versatility in mind, the property incorporates two self-contained apartments/annexes within the main house, ideal for multi-generational living, guest accommodation or potential income, while still allowing easy connection to the principal home.

The ground floor centres around a spacious open-plan kitchen/breakfast room, complete with island bar and ample storage, providing a practical and sociable hub. From here, the home continues into a bright dining room/conservatory, where Velux windows draw in natural light throughout the day. The lounge features a log burner set within a brick surround and a bay, with double doors opening directly onto the rear garden, creating a seamless link between inside and out.

The landscaped rear garden offers a variety of seating areas along with a summer house, providing an ideal setting for relaxing or entertaining. Two utility rooms add further practicality, one of which is currently arranged as a dog grooming room, alongside a downstairs cloakroom.

Upstairs, a charming landing with an arched window leads to five double bedrooms. The principal bedroom benefits from a walk-in wardrobe, two bedrooms enjoy en-suite facilities, and there is also a family bathroom serving the remaining rooms.

In addition, the first-floor apartment/annexe comprises a kitchen/living room, two bedrooms and a shower room. The ground-floor annexe provides a kitchen/living room, one bedroom and en-suite, offering excellent flexibility for extended family or independent living.

Further benefits include a double garage and ample off-street parking, completing this substantial and adaptable home in a particularly desirable Benson setting.

What The Owner Says...

"This has truly been our dream home. We'll be very sorry to leave, but it's time for us to downsize. A perfect place to live."





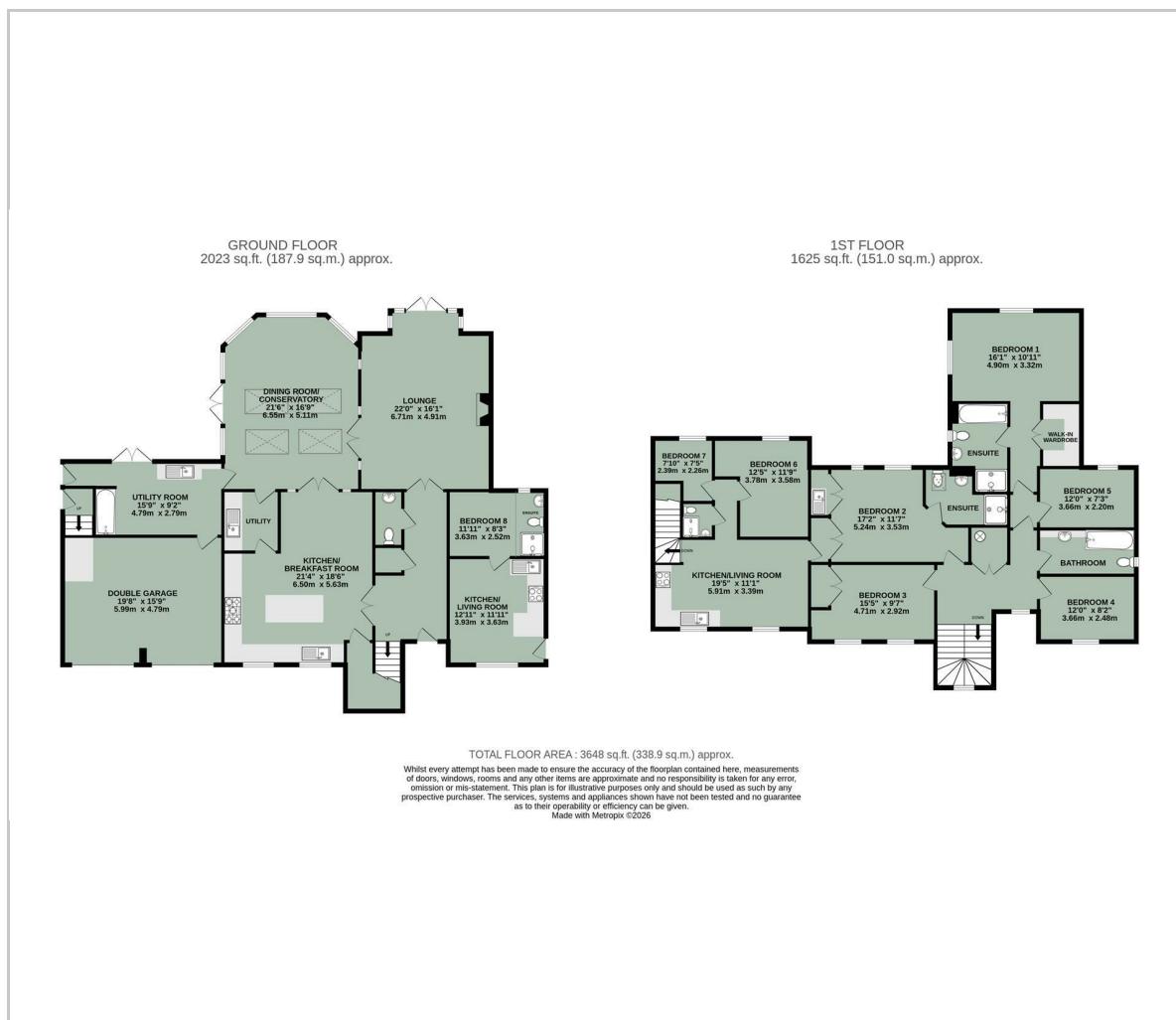
- Impressive detached eight bedroom home
- Beautifully designed Dining Room/Conservatory to rear aspect
- Versatile layout with two Annexes/Apartments for a variety of uses
- Private & landscaped rear garden with a summer house
- Three En-suites, Family Bathroom & downstairs Cloakroom
- Double garage & gated driveway providing ample off-street parking
- Walking distance to Benson's pubs, shops & amenities
- Open-plan Kitchen/Breakfast Room with Island Bar

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

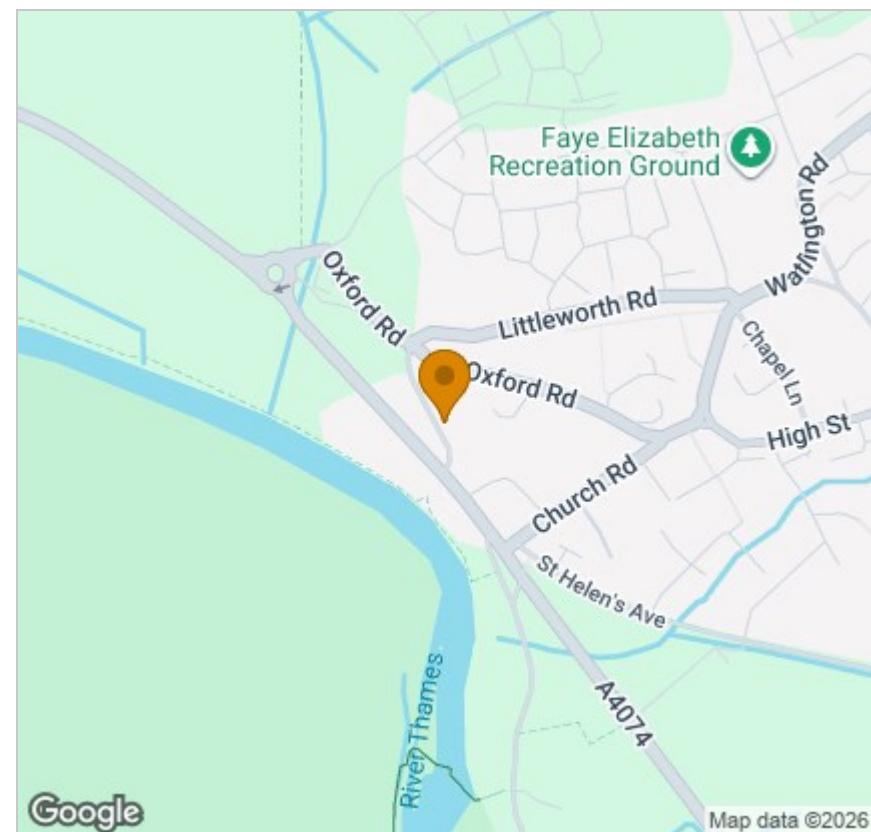
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk