

WE VALUE



YOUR HOME

A photograph of a modern, two-story red brick semi-detached house. The house features a dark grey tiled roof with three dormer windows. The exterior walls are made of red brick, and there are white-framed windows with some having white shutters. A dark grey garage door is on the left side. The house is set in a garden with a paved driveway and some greenery. The sky is clear and blue.

Coppice Piece, Benson
£500,000



Beautifully arranged over three floors, this impressive three-bedroom family home offers modern, flexible living throughout, with the original garage having been fully converted into a valuable additional family/playroom.

The ground floor features a stylish kitchen/breakfast room with integrated appliances, alongside a bright open-plan lounge/diner enhanced by a skylight and double doors opening onto the enclosed rear garden. The former garage has been professionally converted and now provides a spacious and versatile family room, ideal as a playroom, snug, home gym or second living area. A cloakroom completes this level.

The first floor comprises Bedroom One with fitted wardrobes and an en-suite, Bedroom Three, and a contemporary family bathroom. The top floor offers Bedroom Two with its own en-suite, plus a separate study—perfect for home working.

Outside, the property benefits from a private rear garden and driveway parking for one vehicle. Please note: the garage has been converted and there is no longer a garage at the property.





- WELL-PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS INCLUDING OPEN-PLAN LOUNGE/DINER
- ARRANGED OVER THREE FLOORS
- THREE DOUBLE BEDROOMS
- TWO EN-SUITES, FAMILY BATHROOM & CLOAKROOM
- ENCLOSED REAR GARDEN
- MODERN KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- GARAGE CONVERTED INTO FAMILY/PLAYROOM
- OFF-STREET PARKING
- SECOND FLOOR STUDY

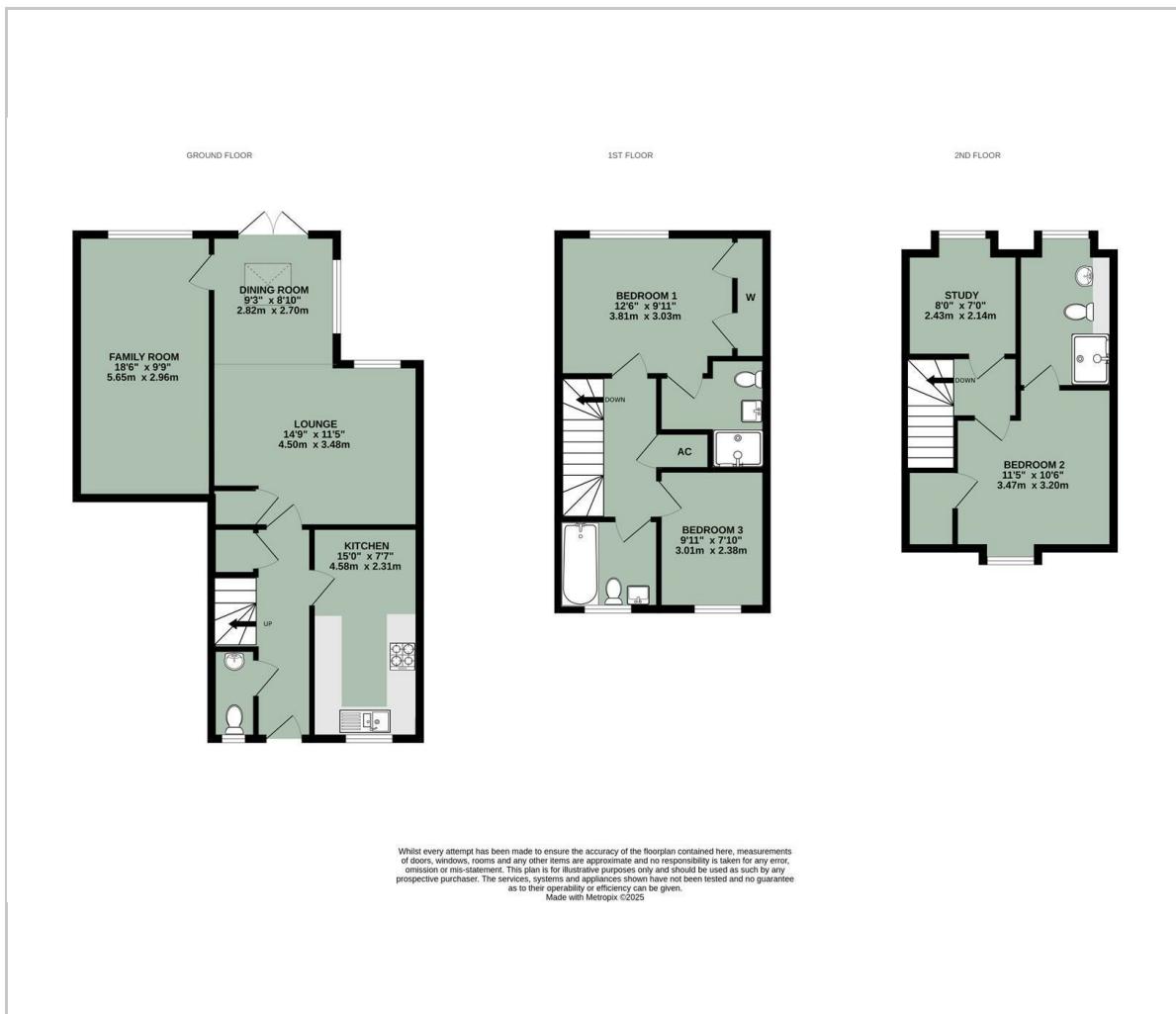


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C	84	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

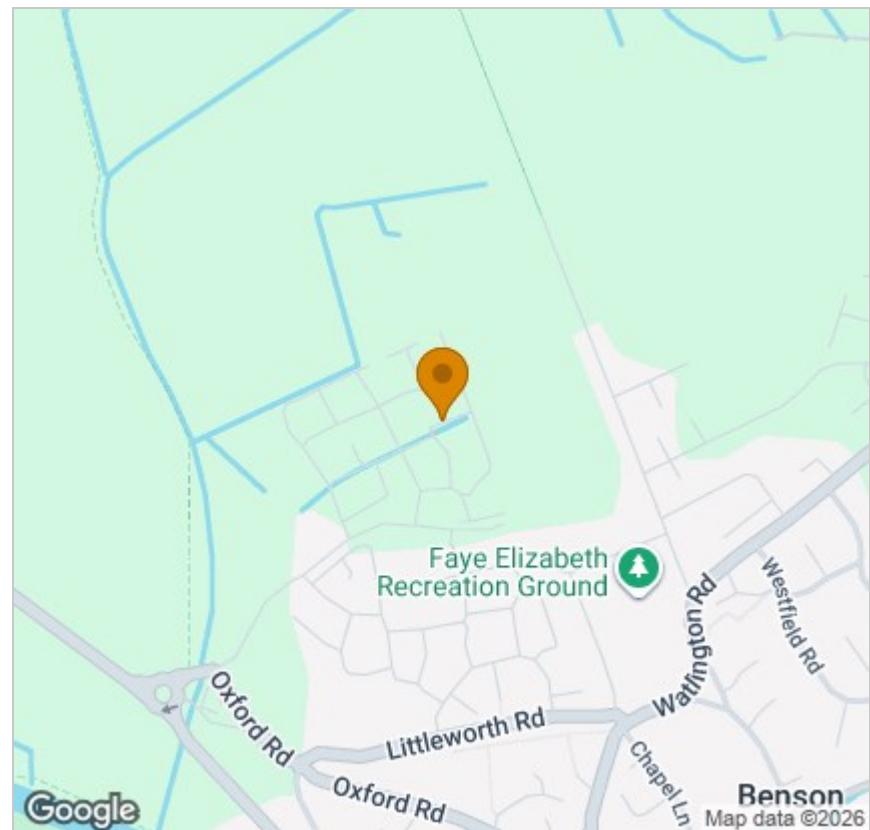
Energy Efficiency Graph

Floor Plan



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. The floorplan is for general guidance only and must not 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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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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