

WE VALUE



YOUR HOME

A photograph of a two-story white brick semi-detached house. The house has a tiled roof with a prominent red brick chimney. The front entrance features a white door with a small porch and a decorative black metal railing. There are three windows on the ground floor with diamond-patterned glass, and one arched window on the first floor. To the right, a green garage door is visible. The property is surrounded by a low brick wall and a wooden fence. The address "Crown Lane, Benson" and the price "£725,000" are displayed in the bottom left corner. In the bottom right corner, there are icons representing three bedrooms, two bathrooms, two reception rooms, and a garage.

A rare opportunity to acquire a substantial detached family home on one of Benson's most sought-after residential lanes, offering an exceptionally large, west-facing and private rear garden with excellent potential to extend (subject to the usual consents). Beautifully maintained and thoughtfully renovated in recent years, this is a highly desirable village home combining space, privacy, and an outstanding central location.

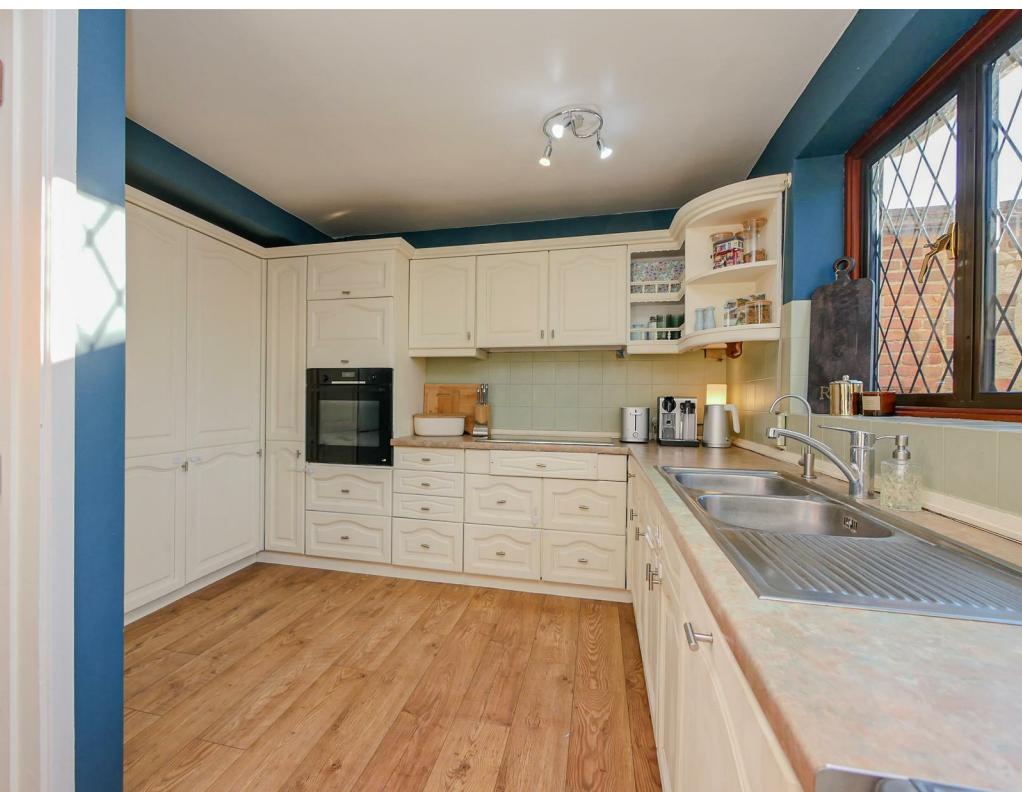
Located in the highly regarded village of Benson, the property enjoys a prime position within easy walking distance of village shops, local schools, and amenities, with excellent transport links to Wallingford and surrounding areas.

The ground floor offers versatile and characterful living space, including a welcoming family room with exposed beams and a log burner — an ideal space for everyday living. This flows through to a spacious dual-aspect lounge/dining room, flooded with natural light and well suited to both family life and entertaining. A well-appointed kitchen and convenient downstairs cloakroom complete the ground floor.

Upstairs, the home provides three well-proportioned double bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The majority of the interiors, including both bathrooms, were renovated approximately three years ago and feature quality finishes, marble vanity units, and GROHE sanitaryware, alongside new radiators installed throughout.

Outside, the west-facing rear garden is a standout feature — unusually large for such a central village position, offering a good level of privacy. The garden enjoys afternoon and evening sun and provides ample space for outdoor dining, relaxation, and future extension if desired.

Further benefits include a garage and off-street parking, completing this exceptional village home.





- DETACHED FAMILY HOME ON ONE OF BENSON'S MOST SOUGHT-AFTER RESIDENTIAL LANES
- EXCEPTIONALLY LARGE, WEST FACING & PRIVATE REAR GARDEN
- RARE CENTRAL VILLAGE POSITION WITH SIGNIFICANT POTENTIAL TO EXTEND (STPP)
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS
- MAJORITY OF INTERIORS RENOVATED THREE YEARS AGO
- TWO MODERN BATHROOMS WITH MARBLE VANITY UNITS & GROHE SANITARY WARE
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- GARAGE & OFF-STREET PARKING

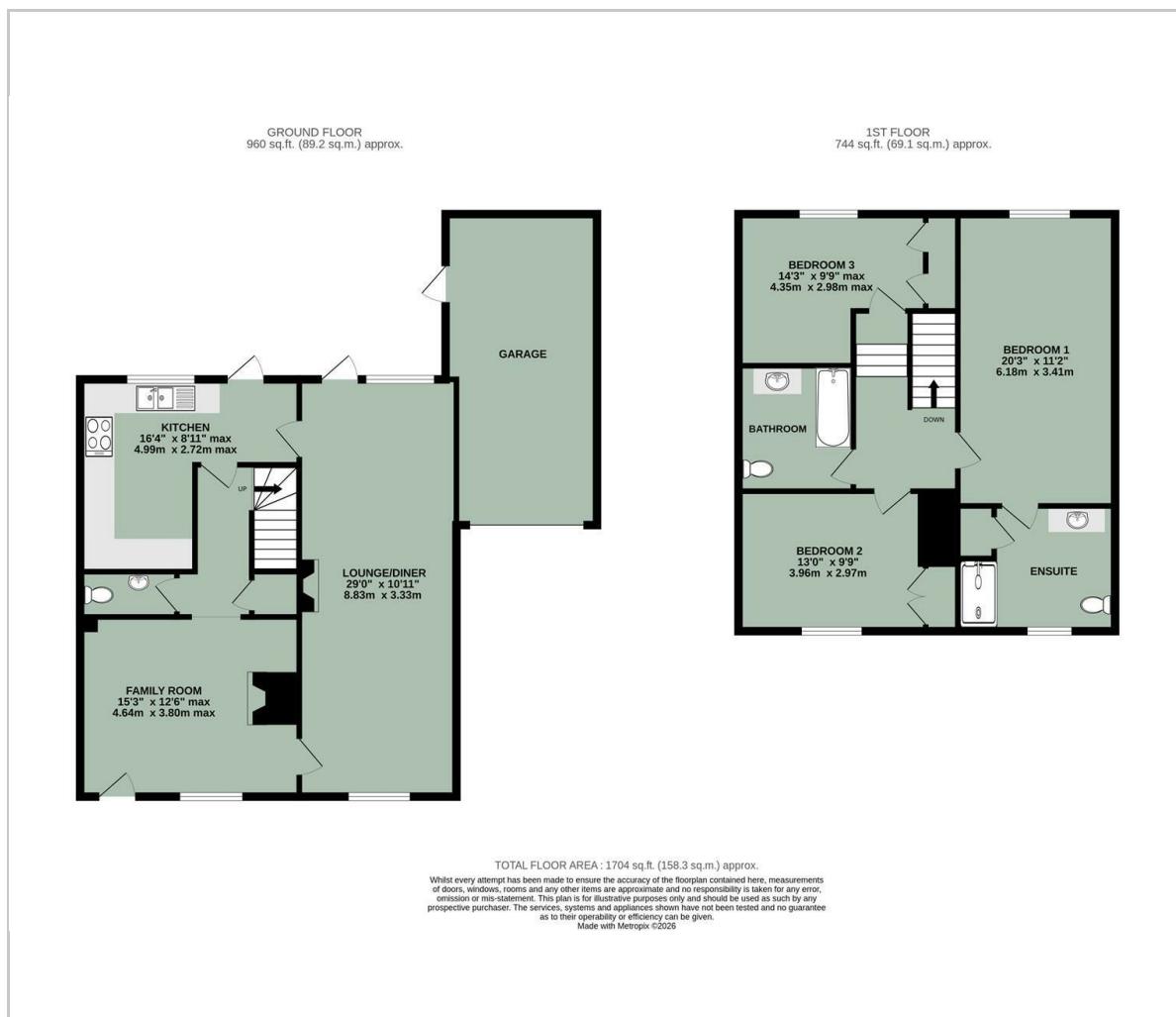


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

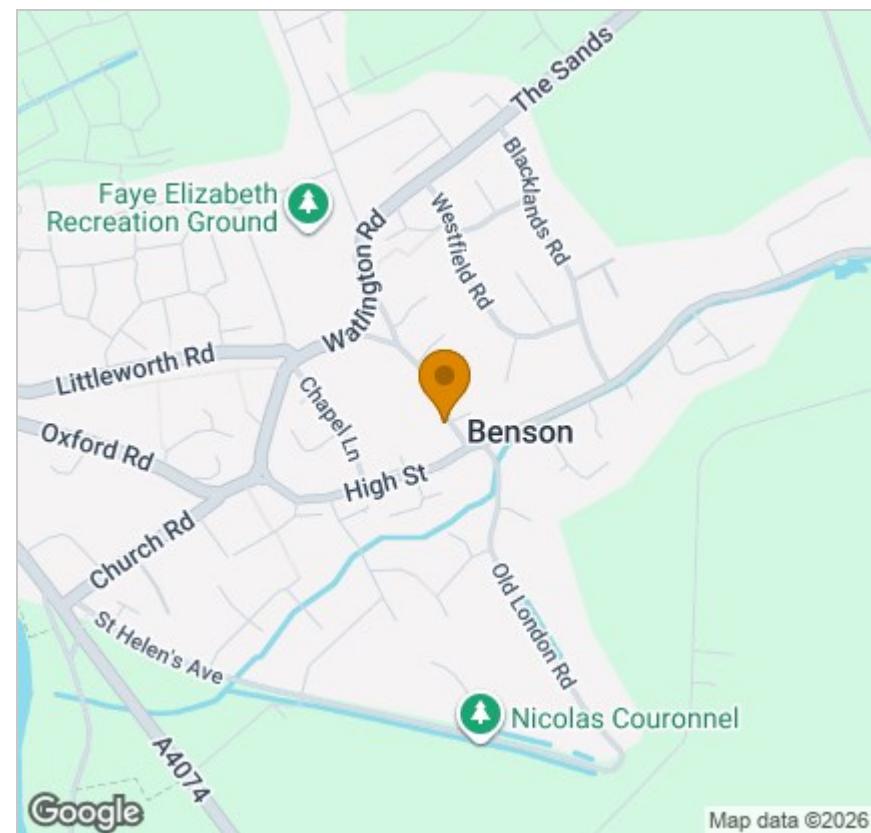
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC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

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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