



20 Cheneys Piece
Benson, Oxfordshire, OX10 6FD



JAMESGESNER
- ESTATE AGENTS -



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Benson
Oxfordshire
OX10 6FD**

GUIDE £385,000 FREEHOLD



An attractive mid-terraced home, built by Cala Homes in 2019 on the sought-after Hopefield Grange development, presented throughout to a high standard. This modern property offers the level of quality and finish you would expect from this well-regarded house builder, set within the riverside village of Benson.

The ground floor features a spacious sitting/dining room with French doors opening onto a generous rear garden, complete with patio, shed, and gated access. The kitchen/breakfast room, accessed from the hallway, is fully integrated and designed for modern living. A useful store cupboard and downstairs WC complete the accommodation on this level.

Upstairs, there are two double bedrooms. The master benefits from an en-suite bathroom and built-in wardrobe, while a family bathroom serves the second bedroom. Additional features include two allocated parking spaces, gas central heating, uPVC double glazing, and the remainder of the 10-year NHBC warranty.

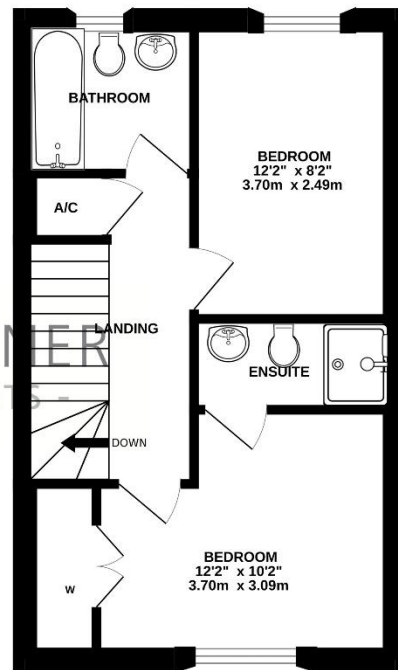
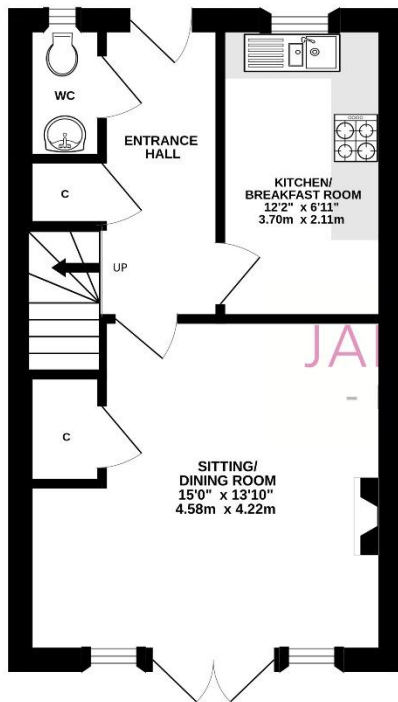


Benson is a thriving village on the River Thames, offering an excellent range of amenities including a small supermarket, butcher, primary school, cafés, pubs, and a parish church. The large village park provides a hub for the community, with a parish hall, play areas, pavilion, and tennis courts with an active local club. Benson also enjoys superb transport links to Wallingford, Henley-on-Thames, Reading, and Oxford, as well as easy access to the M40 (approximately 15 minutes to Junction 5 at Lewknor).



GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

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. This plan is for illustrative purposes only and should 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		96
(81-91) B	84	
(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	

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