



8 Kings Close
Benson, Oxfordshire, OX10 6FS



JAMESGESNER
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OX10 6FS**

GUIDE £375,000 FREEHOLD

An attractive semi detached home, built by Cala Homes in 2021 on this sought-after 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 the rear garden, complete with patio, shed, and gated side 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.

The gardens are of a generous size to the side and rear and are laid to lawn with two seating areas. There is a path leading to the side gate giving front to back access, garden shed and outside water supply.

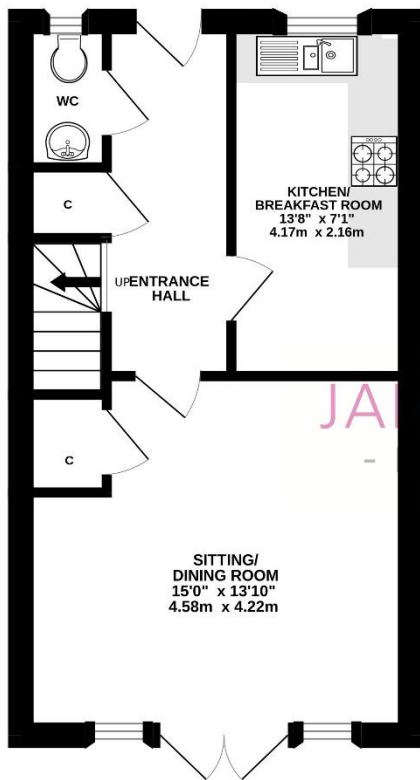


Additional features include a three-car driveway, gas central heating (Combi boiler), uPVC double glazing, and the remainder of the 10-year NHBC warranty.

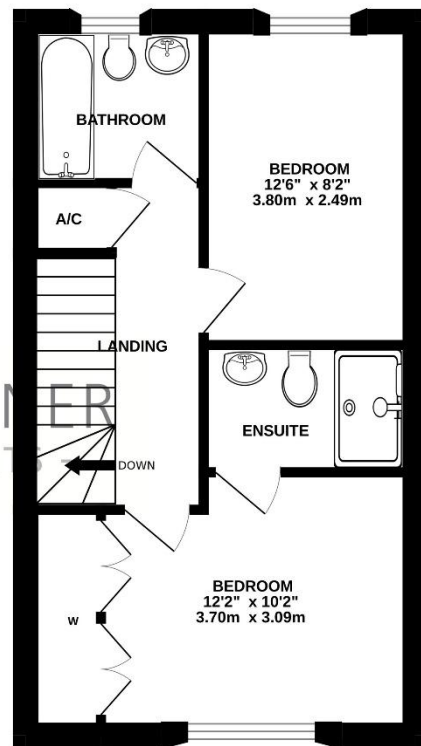
Benson is a thriving village on the River Thames, offering an excellent range of amenities including a small supermarket, butcher, primary school, cafés, pubs, and a parish church. The large village park provides a hub for the community, with a parish hall, play areas, pavilion, and tennis courts with 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
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



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TOTAL FLOOR AREA : 828 sq.ft. (76.9 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			
(92-100)	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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