



14 Horseshoes Lane
Benson, Oxfordshire, OX10 6LB

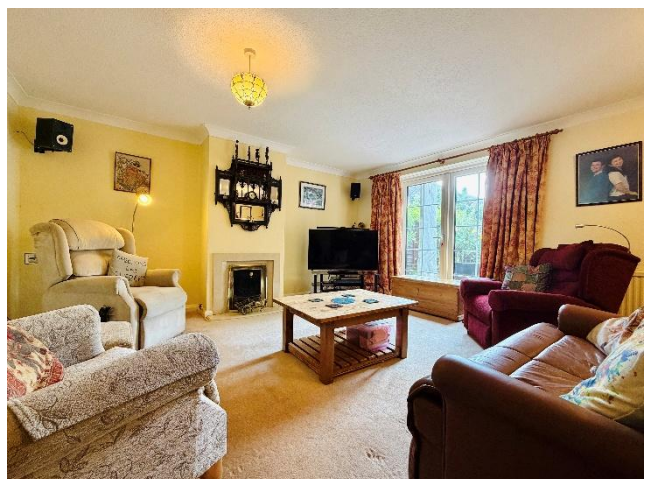


JAMESGESNER
- ESTATE AGENTS -



**14 Horseshoes Lane
Benson
Oxfordshire
OX10 6LB**

GUIDE £650,000 FREEHOLD



Tucked away in a peaceful no-through lane just moments from the heart of the village and the highly regarded primary school, this substantial four/five bedroom detached home offers exceptionally flexible family accommodation, a sunny south-facing garden and the rare advantage of no onward chain.

Beautifully proportioned throughout and thoughtfully arranged across two floors, the property combines practical modern living with a warm and welcoming atmosphere, ideally suited to growing families, multi-generational living or those seeking adaptable space to work from home.

The accommodation opens with an entrance hallway leading to a cloakroom and an impressive open-plan kitchen/breakfast room, fitted with integrated appliances, a range oven and ample space for everyday family life.

To the rear, the sitting room centres around an attractive feature fireplace and enjoys French doors opening directly onto the garden, while the separate dining room also benefits from French doors to the terrace, creating an excellent flow for entertaining.

A particularly valuable feature of the home is the versatile ground floor bedroom suite, complete with wet room and utility area. Ideal as a fifth bedroom, guest suite, annexe space or independent accommodation for a relative, this flexible area significantly broadens the appeal of the property.

Upstairs are four well-balanced bedrooms comprising three generous doubles and a spacious single bedroom. The principal bedroom benefits from an ensuite shower room, complemented by a well-appointed family bathroom serving the remaining bedrooms.

Outside, the property continues to impress. To the front, a smart block-paved driveway provides comfortable parking for three vehicles, while gated side access leads to the rear garden.

Enjoying a desirable southerly aspect, the garden has been designed for ease of maintenance and year-round enjoyment, with a patio seating area, artificial lawn, raised flower beds, outside tap and garden shed.

The house is notably economical to run, benefiting from modern solar panels and an electric heat pump which was installed for flexibility between electric and gas. The gas boiler is a modern Worcester Bosch boiler making the property extremely Eco friendly. During the summer months the heating of water is effectively free.

Horseshoes Lane is ideally positioned within the historic village of Benson, a thriving South Oxfordshire community rich in character and centred around a conservation area with an abundance of period architecture.

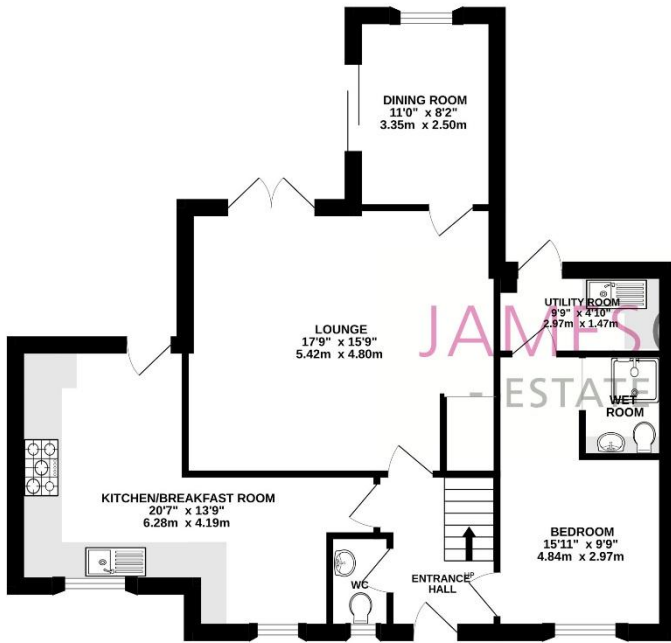
Village amenities include a medieval parish church, primary school, village hall, doctors' surgery, library, supermarket, chemist, café and two public houses, all contributing to Benson's strong sense of community and enviable village lifestyle.

The surrounding countryside provides outstanding opportunities for walking and cycling, with scenic routes along the River Thames towards Wallingford via Benson Lock, or north towards Shillingford and Dorchester. The nearby Chiltern Hills offer further access to beautiful woodland and open countryside.

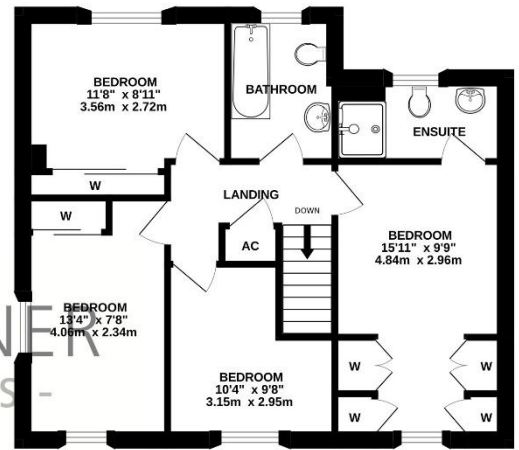
For commuters, Benson is perfectly positioned between Oxford and Reading, with convenient access to the M40, M4 and Heathrow Airport. Didcot Parkway station lies just over 10 miles away and provides a direct rail service to London Paddington in approximately 45 minutes.



GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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			
A	(92 Plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		82	85
EU Directive 2002/91/EC			



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