



77 Gerard Avenue  
Benson, Oxfordshire, OX10 6GD



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**77 Gerard Avenue  
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Oxfordshire  
OX10 6GD**

**OIEO £500,000 FREEHOLD**

This impressive home offers well-balanced and thoughtfully enhanced accommodation, perfectly suited to modern family living. A welcoming entrance hall sets the tone, leading through to a generous 16` sitting room, ideal for both relaxation and entertaining.



To the rear, a superb open-plan kitchen/dining room has been upgraded from new and forms the true heart of the home, complete with French doors opening directly onto the garden, creating a seamless indoor-outdoor connection. A cloakroom and a neatly arranged utility cupboard complete the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including two comfortable doubles and two spacious singles. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property enjoys a particularly generous and beautifully landscaped rear garden, offering a high degree of privacy. Designed with both practicality and enjoyment in mind, it features two distinct seating areas, a well-maintained lawn, and thoughtfully planted flower and shrub borders.

To the side, a tandem-length driveway provides off-street parking for up to three vehicles and leads to a detached garage with useful eaves storage.



Further benefits include double glazing throughout, gas central heating, a water softener, and upgraded kitchen fittings and flooring specified at the point of build. The property also retains approximately seven years of its NHBC warranty for added peace of mind.

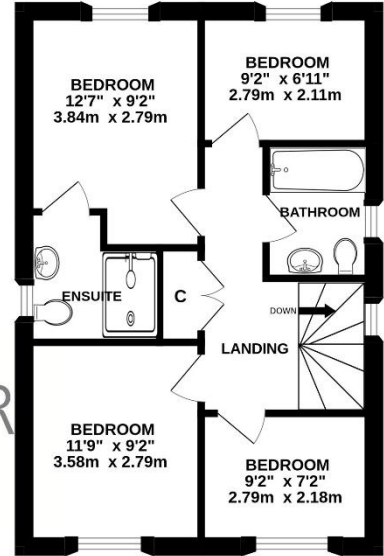
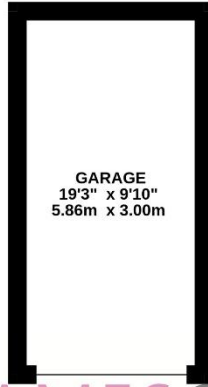
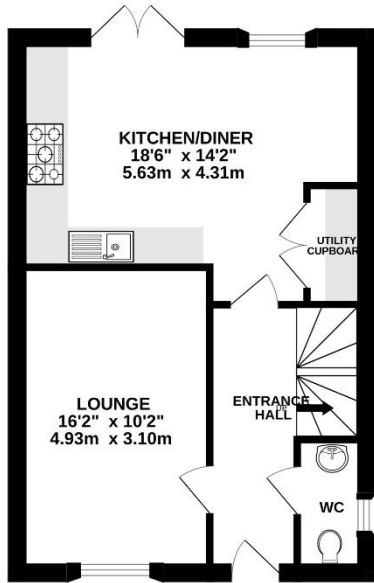


Benson itself is a charming and well-connected village, surrounded by the rolling countryside of the Chilterns Area of Outstanding Natural Beauty. The historic market town of Wallingford lies just 3.5 miles away, while Oxford and Reading are both within easy reach at approximately 15 miles. Didcot Parkway (around 9 miles) provides excellent mainline rail services to London Paddington and beyond, and there is convenient access to the M40, as well as nearby Henley-on-Thames.

GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.

1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	94
B	84
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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