



79 Gerard Avenue
Benson, Oxfordshire, OX10 6GD



JAMESGESNER
- ESTATE AGENTS -



**79 Gerard Avenue
Benson
Oxfordshire
OX10 6GD**

OIEO £500,000 FREEHOLD

This four bedroom detached family home is situated within this popular new development built by David Wilson Homes within easy reach of Benson village and its amenities. Offering beautifully presented accommodation and well maintained gardens.



A welcoming entrance hall sets the tone with herringbone flooring, leading to a generous 16' sitting room, ideal for both relaxation and entertaining. To the rear, a superb open-plan kitchen/dining room, again with herringbone flooring 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.

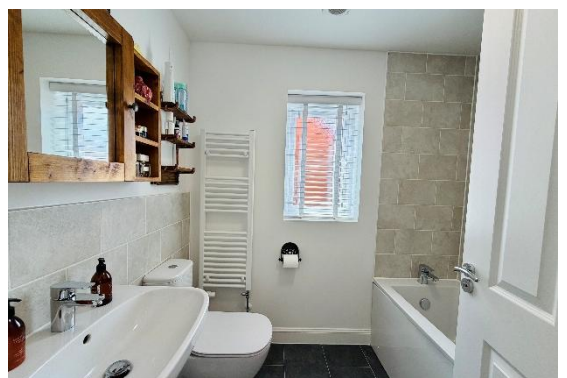


Upstairs, the property continues to impress with four well-proportioned bedrooms, including two comfortable doubles and two spacious singles. The principal bedroom benefits from its own en-suite shower room and built-in wardrobe, while the remaining bedrooms are served by a stylish family bathroom.



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 a patio area and a well-manicured lawn. Gated access to the side, with tandem-length driveway providing off-street parking for two vehicles and a detached garage with useful eaves storage.

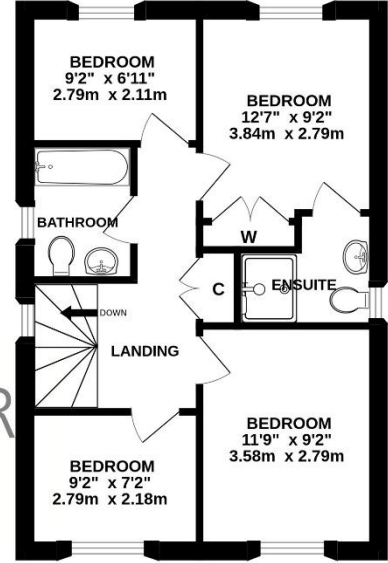
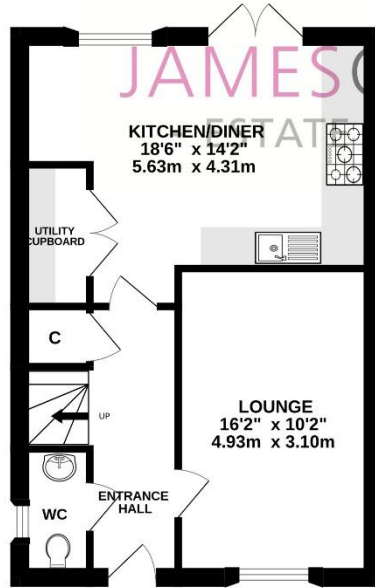
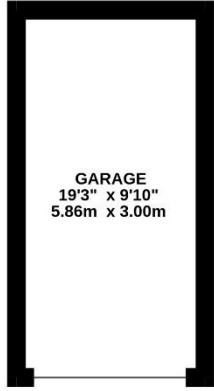
Further benefits include double glazing throughout, gas central heating, upgraded kitchen fittings and herringbone flooring specified at the point of build. The property also retains approximately seven years of its NHBC warranty for added peace of mind.



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	92-100	84	94
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		EU Directive 2002/91/EC	



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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