



13 Blacklands Road
Benson, Oxfordshire, OX10 6NW



JAMESGESNER
- ESTATE AGENTS -



**13 Blacklands Road
Benson
Oxfordshire
OX10 6NW**

OIEO £400,000 FREEHOLD

Nestled in the charming and sought-after village of Benson, Oxfordshire, this delightful three-bedroom, semi-detached home offers a perfect blend of comfort, practicality, and village living.

This property presents an excellent opportunity for families, first-time buyers, or those looking to downsize without compromising on space or convenience.

Upon entering, off of the hallway, you are welcomed into a bright and inviting reception room which boasts ample natural light courtesy of a large double-glazed window, a stunning herringbone floor and a feature fire place adding that modern touch.



The kitchen, is well-appointed and functional, offering plenty of storage, work top space for all your culinary needs as well as a modern range cooker and an attractive quartz work top. All the appliances are integrated. The kitchen then leads through to the light and airy dining area offering ample space for family dining and offering views onto the attractive rear garden. Downstairs you will also find the modern family bathroom finished to a high standard and includes a bath and rainfall shower.



Upstairs, you will find three well-proportioned bedrooms, each featuring double glazing to ensure a peaceful and quiet environment. The master bedroom is spacious and bright with fully fitted wardrobes. While the two additional bedrooms are perfect for children, guests, or even an additional home office.



One of the stand out features of this property is the private garden which offers a great deal of privacy with the added luxury of a spacious wooden cabin which can be used as an additional living space or a gym/home office. You will also find a separate large storage area to the side of the cabin also offering ample storage.

The garden itself has been thoughtfully designed with raised flower beds and an attractive herringbone patio area. To the side of the property, the double gates lead out onto a driveway with space available for two vehicles, a valuable asset in this popular village location. Additional benefits include gas central heating and double glazing throughout.



Benson itself is a vibrant and welcoming village, steeped in history and surrounded by the beautiful Oxfordshire countryside. Residents enjoy a strong sense of community, with a variety of local amenities including shops, pubs, and cafes all within easy reach. The village is well-served by excellent transport links, with regular bus services and easy access to the A4074, making commuting to Oxford, Reading, or London straightforward.

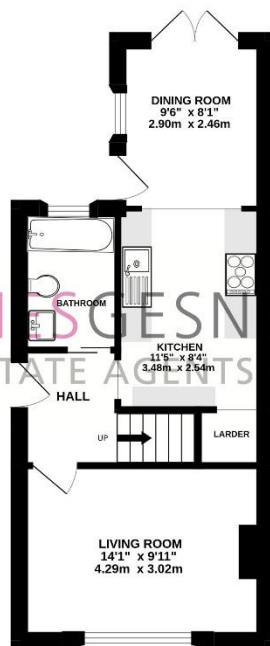
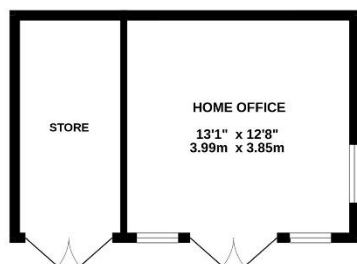


For those who appreciate the outdoors, Benson offers plenty of opportunities for walking, cycling, and exploring the nearby River Thames. The village is close to several picturesque nature reserves and parks, perfect for weekend family outings or peaceful countryside strolls.

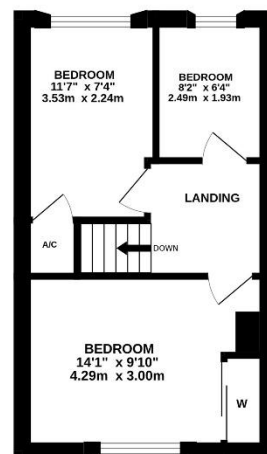


In summary, this three-bedroom semi-detached home in Benson combines comfortable living with the charm and convenience of village life. With its spacious accommodation, private garden, and excellent parking facilities, it represents a fantastic opportunity to settle in one of Oxfordshire's most desirable locations. Viewing is highly recommended to fully appreciate all that this lovely property and its surroundings have to offer.

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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.
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		64
(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		



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk