



# An end of terrace home in need of modernisation

10 Brook Street, Benson, Wallingford, Oxfordshire, OX10 6LQ

Freehold





Entrance hall & porch • sitting/dining room • kitchen  
cloakroom • 3 bedrooms • bathroom • garage • garden  
parking

### Situation

Situated in the heart of the thriving village of Benson which offers a wide range of local shops, pubs and services as well as a Norman church and a village hall. The nearby Saxon market town of Wallingford with restaurants and antique shops, is popular for its riverside location. There is a mainline rail service from Didcot to London, Paddington or Cholsey to London, Paddington. The M40 J6 provides access to the M25, London, Heathrow Airport and the West Country.

### Description

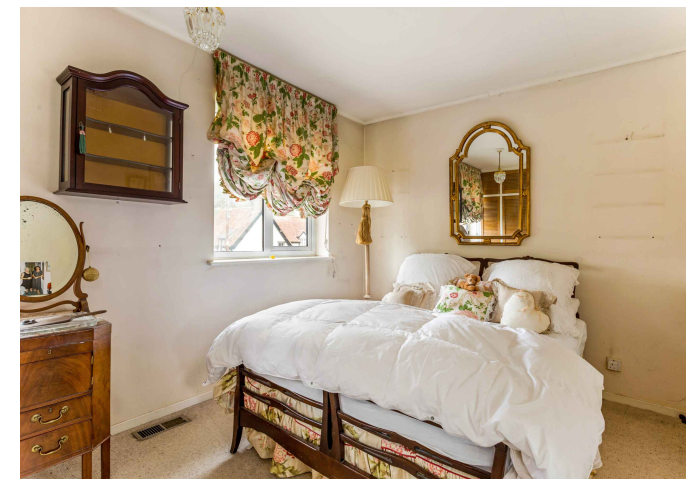
An end of terrace home in need of full refurbishment located in the heart of the village of Benson. On the ground floor of the property, there is a kitchen, sitting/dining room and cloakroom. All rooms would need refurbishing and modernising. Stairs leading from the entrance hall go up to the first floor where there are 3 bedrooms and a family bathroom.

### Outside

To the front of the property there is a lawned area along with a number of bedding areas. To the side there is a gate leading through to the rear garden. The rear garden is mainly lawned being bordered with bedding areas along with a patio to the far end. There is also a rear gate which leads round to the garage.

### Directions

From the A4074, take the turning marked Church Road, signposted for Benson. At the end of the road turn right, then follow the road to the right at the next junction, the road then becoming High Street. Follow the road as it bends left. After the small parade of shops the road becomes Brook Street. No. 10 can be found on the right hand side, just before the turning into Observatory Close.







## General remarks and stipulations

### Tenure

Freehold with vacant possession on completion.

### Services

All mains services are connected. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

### Local authority

South Oxfordshire District Council

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





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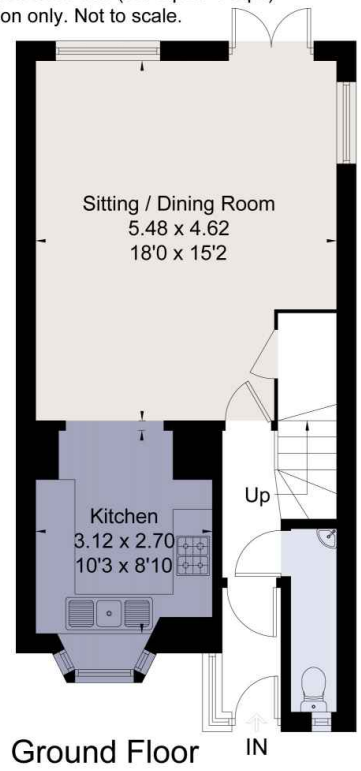


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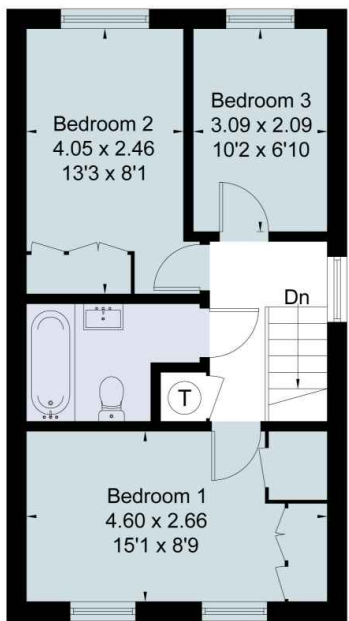
savills.co.uk

Savills Henley  
01491 843001  
henley@savills.com

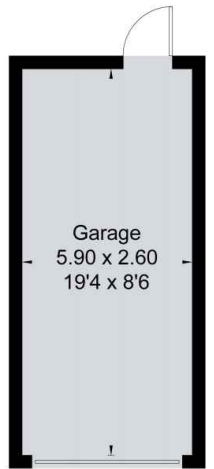
Approximate Area = 83.2 sq m / 895 sq ft  
Garage = 15.3 sq m / 165 sq ft  
Total = 98.5 sq m / 1060 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)  
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Ground Floor



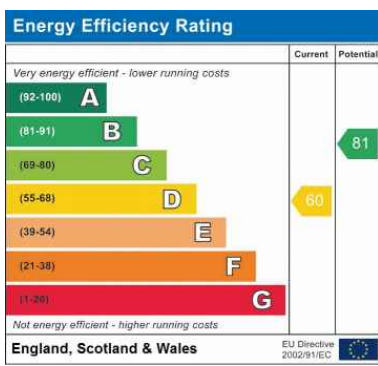
First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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