



# 5 POTASH MEAD

BENSON ♦ OXFORDSHIRE

**Warmingham**  
www.warmingham.com



# 5 POTASH MEAD

BENSON ♦ OXFORDSHIRE

Goring & Streatley Station (London Paddington within the hour) ♦

Reading (London, Paddington 27 minutes) - 8 miles ♦ M4 (J12) -

15 miles ♦ M40 (J6) - 8 miles ♦ Henley on Thames - 12 miles ♦

Oxford - 12 miles ♦ Wallingford - 4 miles

(Distances and times approximate)

On the fringe of this favoured village and with open countryside walks close by, the property is within close proximity to excellent rail and road links.

Located within a lovely new development in Benson, a beautifully presented 3 / 4 bedroom house with garage and good sized west facing garden.

♦ A delightful energy efficient contemporary house within a new development

♦ Within walking distance of primary school and local amenities

♦ Private Driveway

♦ Garage

♦ Reception Hall

♦ Cloakroom

♦ Cloaks Cupboard

♦ Fully Fitted Kitchen

♦ Living Room With Large Cupboard and French Doors To Garden

♦ First Floor

♦ Main Bedroom with wall to wall built in wardrobes and Ensuite shower room

♦ Double Bedroom

♦ Family Bathroom

♦ Second Floor

♦ Double Bedroom with Ensuite Shower Room

♦ Bedroom 4/Study

♦ In All Approximately 1,259 Sq Ft

♦ Private Garden

♦ Shed



## SITUATION

Benson, once known as Bensington, is a large Thames-side village in South Oxfordshire, a short distance from Wallingford, with a history dating back to around 10,000 BC. As well as a popular High Street with several shops and two pubs including the 18th-century coaching inn, The Crown Inn, Benson Lock is on the outskirts of the village and there are camping, lodges and eating facilities on Benson Waterfront. The River Thames played an important part in the life of the village, being a major trading route.

The village has a long history including a mention in the Domesday Book as "the richest royal manor in Oxfordshire" and a key site during the Civil War, there are many historic buildings. Parts of The Church of St. Helens date to the 12th century. A building is still known as the Court House from the time that King Charles I held court there during the Civil War. A tour of the village can be found on the local village history site <http://www.bensingtonhistory.org/benson-village-tour>. Benson Veteran Cycle Museum has over 500 cycles from 1818 to 1930 in its large private collection. The Benson Veteran Cycle Club annual rally on the first Sunday in July attracts hundreds of riders on veteran bicycles, followed by cyclists on modern bikes. The event was founded in 1960 by the club's life president Ned Passey, now aged 95, after he saved a penny farthing being thrown out by his father. The village boasts a popular well attended primary school.

## PROPERTY DESCRIPTION

Newly built in 2019, this semi detached house offers great space for families. Offering 3 / 4 bedroom accommodation alongside 3 bathrooms on 3 floors, it is presented to a high standard. Downstairs has wood flooring throughout. The kitchen is fully fitted with built in appliances and overlooks the front of the property. The sitting room has a large under stairs cupboard and offers views of the garden with french doors to access. The first floor has the main bedroom suite with large built in wardrobes and ensuite shower room. There is a second bedroom and family bathroom. The second floor has another bedroom with ensuite shower room, plus an additional room which could be a small bedroom or study.

## OUTSIDE

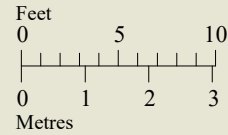
The driveway sits to the right of the property, leading to the garage with an up and over door. There is some pretty planting to the frontage. A gate takes you to the rear garden which is fully fenced and offers much privacy. From the french doors is a terrace with open pergola. The garden is larger than average and west facing, with many elements. There are pretty borders, raised beds and a closed pergola amongst lawned area. There is also a useful back door from the garden leading directly into the garden.



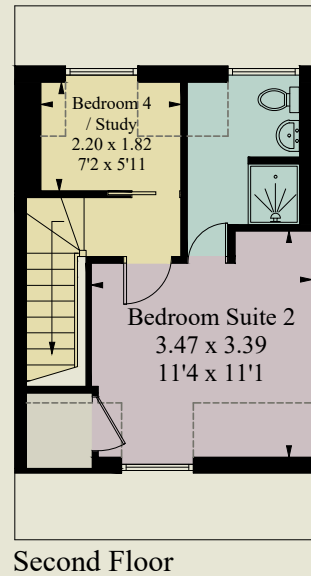
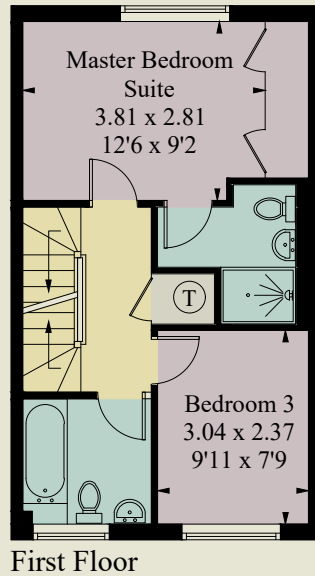
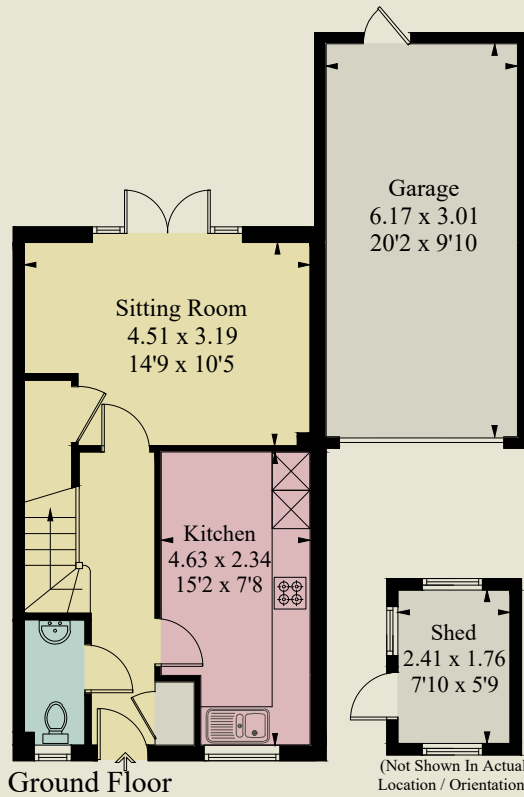


## 5 Potash Mead, Benson, Oxfordshire, OX10 6EY

Approximate Gross Internal Area = 109 sq m / 1173 sq ft  
 Limited Use Area = 4 sq m / 43 sq ft      Outbuilding = 4 sq m / 43 sq ft  
 Total = 117 sq m / 1259 sq ft



= Limited Use Area



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 428

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

## GENERAL INFORMATION

**Services:** Gas central heating, mains water and electricity.

**Council Tax:** E

**Energy Performance Rating:** 84 | B

**Postcode:** OX10 6EY

**Local Authority:** South Oxfordshire District Council

Telephone: 01235 422422

## VIEWING

Strictly by prior appointment through Warmingham & Co

## DIRECTIONS

From our offices in Goring, turn right and at the railway bridge turn left and head out of the village on the B4009 towards Wallingford. On reaching the junction with the A4074 after Northstoke, turn left and continue to the next roundabout, take the 2nd exit and continue to the next roundabout and take the 2nd exit again. Continue to the next roundabout where BP is sited and take the 2nd exit towards Benson (Littleworth Road). On reaching a mini roundabout take the first exit onto Bonners Mead and 2nd left into Potash Mead, number 5 is on the left hand side, being the right hand side of a semi detached pair.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



**Warmingham**

www.warmingham.com

**01491 874144**

4/5 High Street, Goring-on Thames  
 Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com