



PHILIP  
BOOTH  
ESQ.



## 31 Broad Lays, Benson, OX10 6FQ

£895,000

- Elegant 5-bedroom detached home, built in 2022
- 2 further reception rooms and a study
- 3 further bedrooms and a family bathroom
- Bordering farmland with rural views
- Updated and redecorated to a high standard
- Cloakroom, storage cupboards and utility room
- Enclosed landscaped rear garden
- Open-plan kitchen/dining room
- 2 large double bedrooms with en suites
- Double garage with off-road parking for 4 cars

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# 31 Broad Lays, Benson OX10 6FQ

An elegant 5-bedroom detached home, built in 2022 and tastefully upgraded by the current owners. Generous proportions, open-plan kitchen-dining, separate utility boot room. Sitting room, family room, study. 4 double bedrooms, 1 single, in use as dressing room. 3 bathrooms. Enclosed rear garden. Double garage with off-road parking for 4 cars. Situated at the far end of a no-through road and with views over neighbouring farmland.



Council Tax Band: G



## ACCOMMODATION

A block-paved path leads beneath the porch up to an engineered solid wood front door with a window to the side. A generous entrance hallway features Amtico wood-effect flooring. A cloakroom has attractive panelling and a window to the front, with a w.c. with a wash hand basin set into a cabinet. The hallway also features 2 useful storage cupboards - one for coats and shoes, the other under the stairs.

The family room is a bright, spacious carpeted room with bay windows on 2 aspects, fitted with half-height plantation shutters and blinds, and with rural views. A useful fitted entertainment console covers one wall.

The study has been painted dark green and features Amtico floors, with a blind and plantation shutters at the window with its views.

The more formal sitting room is another generous reception space, with French doors leading out to the garden, and windows on a further 2 aspects. This carpeted space has been further decorated with panelled walls and fitted cupboards.

The open-plan kitchen-dining room has a bay window to front with fitted plantation shutters and blinds, and a further window to the side. The modern fitted kitchen is designed with pale grey gloss cupboards, and quartz composite worktop and splash-back, with a stainless steel 1 1/2 bowl sink inset. Integrated appliances include an induction hob with stainless steel extractor hood over, a dual oven, a fridge freezer, a dishwasher, and gas boiler. French doors lead out to the garden. The island features a quartz composite top with a breakfast bar and storage under. The dining area has space for an 8-10 seater rectangular table, with attractive lighting above.

The utility room has space for a washing machine and tumble dryer. Fitted cupboards and a quartz composite worktop with a stainless steel sink inset. A part-glazed UPVC door leads out to the patio and garden.

From the hallway, a carpeted oak staircase leads to the first-floor landing, with an airing cupboard that houses the hot water tank. The loft hatch provides access to the loft, which is boarded for storage, and has been fitted with a ladder and lighting.

The Principal bedroom is a large double with fitted wardrobes, wall panelling, windows on dual aspects with fitted shutters and blinds, with expansive rural views. The Principal en suite with a tiled walk-in shower, a heated towel rail, tiled floor, a wash hand basin set in a cabinet, a w.c., and fitted mirrored cabinets. The bath is panelled with a shower attachment.

Bedroom 5 is a small carpeted double that has been converted into a dressing room for the Principal bedroom, and has been fitted with custom wardrobes and shelves, with a window adding natural light.

Bedroom 2 is a generous double bedroom with feature panelling on the wall, windows on 2 aspects, with fitted shutters and blinds, and built-in wardrobes. An en suite bathroom has a wash hand basin and w.c., a shower, a mirror above the sink, and a window to the front.

Bedroom 3 is a carpeted double bedroom with windows to the front, fitted blinds, a pair of fitted wardrobes.

Bedroom 4 is a smaller carpeted double bedroom with windows to the rear.

The family bathroom has a window to the front, a heated towel rail, a broad wall mirror over the bath, which has a shower attachment; a wash hand basin sits in a useful storage cabinet, with a w.c., and a tiled walk-in shower.

The rear garden is enclosed by a substantial brick wall, and has been landscaped with well-stocked flower beds and features a patio for al fresco dining. There is power and lighting in the borders and the seating areas, and a useful outside tap. The double garage may be accessed via a side door from the garden. To the front, there are mature front borders, and paved private parking for 4 cars, with a 7KW/h EV charger. The double garage has storage above, lights and power. A footpath runs around the front and side of the property, providing access to the amenities of the area.

## LOCATION

The house was built in 2022 and sits at the furthest corner of the newly-built Hopefield Grange, a purpose-built estate by Cala Homes. It overlooks neighbouring private farmland, and is fringed by charming well-established hedgerows and fruit trees.

Living at Hopefield Grange

The community includes an array of 2, 3, 4 and 5 bedroom luxury homes. The community is surrounded by footpaths, open countryside, and features a 'green', a skate park and a child's play area.

Benson

Benson is a riverside village in Oxfordshire with traditional village features including a riverside bistro and shops beside the marina. Riverside walks in Benson are picturesque and based where the river Thames joins the chalk stream Ewelme Brook, allowing visitors to enjoy a relaxing walk down the Thames path. The river flows through the village leading up to the Benson Lock, where the Thames path crosses over.

Family location

Benson is a fantastic spot for families considering a move to the area, thanks to its wide range of amenities catering to all ages. There is a GP surgery, a village hall and a community hall, a library, St Helen's church, and a garage. The Faye Elizabeth recreation ground includes 4 paved tennis courts and a sports field where you can watch Benson United football team. Although a number of venues around the village host these activities, Benson Youth Hall plays host to kid-friendly groups, clubs and classes.

Benson's high street champions independent retailers with around a dozen shops including a greengrocer, hairdresser, chemist and supermarket. The popular Number 25 café and pubs include The Crown Inn and the Three Horseshoes. Just outside the village, a BP garage features an M&S food concession.

Nearby Wallingford features a large Waitrose supermarket, petrol station, and a myriad of shops, cafés, pubs and restaurants, as well as the riverside splash park and pool.

Watlington is approx 5 miles away with a number of shops, a post office, a covered market and Co-op.

Other destinations:

Henley - 13 miles

Oxford - 12 miles

M40 Junction 6 - 7 miles

London Heathrow - 36 miles

London West End - 47 miles

Commuting

Mainline railway stations at Cholsey and Didcot Parkway, into Reading and London Paddington via GWR. Cholsey to PAD 55 mins, Didcot Parkway to PAD 44 mins. Connection to the Elizabeth Line for Canary Wharf via Reading and London Paddington.

Easy access by road to the M40 (approx 8 miles) and the Oxford Tube 24-hour bus service to London or Oxford 4 times an hour.

## Schools

Top primary schools include Benson Primary C of E School, and Harris Primary Academy. Other Primary schools are available in nearby Cholsey and Stadhampton.

Secondary schooling is available at nearby Wallingford School (11-18). Prep schools include Rupert House School and St Mary's School in Henley, The Manor in Abingdon, Moulsoford Prep and Cranford School.

Private schools include: Headington Girls School in Oxford. The Oratory at Woodcote, Cranford House, St Helen and St Katharine in Abingdon and Abingdon Boys School. Reading schools include Queen Anne's Caversham and The Abbey.

## Services

Mains gas, electricity, water and drainage

Broadband - FTTP up to 1GB, via 'Hyperoptic'

NHB Guarantee - 7 years remaining

Service charge to cover maintenance of shared amenities - rumoured to be £257 per year when it starts

Council Tax - SODC Band G

## AGENTS' NOTE

Agents' Note - CALA Homes build specifications:

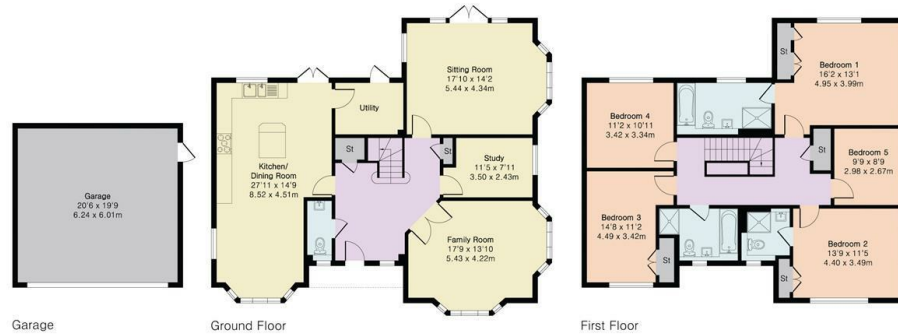
- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ and B-rated kitchen appliances to reduce water and energy use
- Dual-flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- Low energy lighting throughout
- Solid floors to ground floor for a warmer, quieter home
- Engineered timber floor joists to first and second floor
- Traditional gas radiator central heating system
- Recessed downlights to hall, landing, kitchen/breakfast/family room, utility room, family bathroom, en suites, shower room, cloakroom and dressing room. Pendant light fittings to sitting room, family room, bedrooms and study. Triple bar light to second floor
- Amtico flooring to kitchen/breakfast room, utility room, family bathroom, en suites, shower room and cloakroom.
- TV/FM/DAB sockets to kitchen/breakfast room, sitting room, family room, study and all bedrooms
- Satellite/Freeview television distribution system (loop system) that will allow the picture output from a DVD player or satellite decoder to be viewed in all rooms with a TV socket following purchase and installation of suitable equipment
- Telephone sockets to kitchen/breakfast room, sitting room and Principal bedroom
- CAT6 wiring supplied
- Outside lights to front, rear and side doors
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Multi-point locking system to front door
- Fused spur for wireless alarm



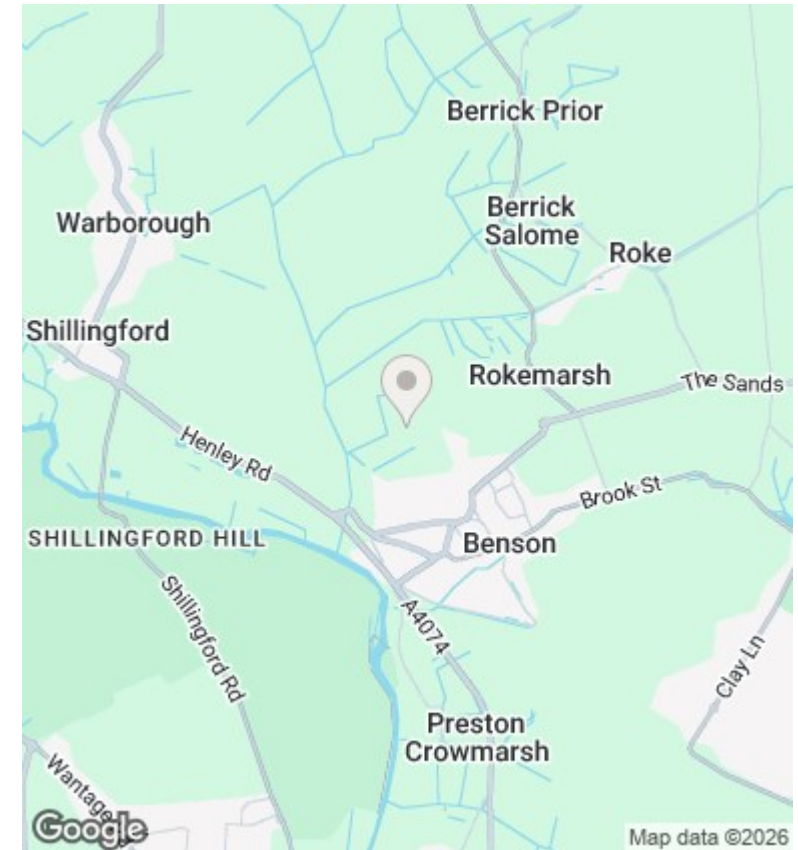


Approximate Gross Internal Area 2353 sq ft - 219 sq m  
(Excluding Garage)

Ground Floor Area 1203 sq ft - 112 sq m  
First Floor Area 1150 sq ft - 107 sq m  
Garage Area 404 sq ft - 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Directions

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>87</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	