

PROPERTY AGENTS

JPKnight



Berrick Salome, OX10 6JQ



Berrick Salome

In an idyllic setting within this lovely village an individual detached chalet style home with secluded gardens and driveway parking. There are 3 first floor bedrooms and bathroom, a 4th bedroom and shower room downstairs, 2 further reception rooms, a utility and a fabulous kitchen/breakfast room: outside there is an office and store.

Accommodation

The property has LPG gas central heating to radiators and is double glazed.

Tenure - Freehold

Entrance Porch: 8'10 x 5'2 Double glazed, stone floor, down lighter.

Entrance Hall: Window, radiator, stairs to landing with a cupboard under.

Sitting Room: 22'10 x 11'8

A lovely double aspect room, 2 radiators and a fireplace with tiled slips, slate hearth and a log stove.

Family Room: 13'5 x 12'1

Double aspect with a window and door to the rear terrace and French doors to the garden: radiator.

Kitchen/Breakfast Room: 23'10 x 11'2

Beautifully fitted with a range of cupboards, granite worktops and breakfast bar, recess for range cooker, extractor hood, freezer, fridge/freezer & dishwasher. Windows side and rear, door to the rear terrace, down lighters, limestone floor radiator.





Utility Room: 11'9 x 9'9 (L shaped)
Window, radiator, tiled floor, space for washing machine and tumble drier, cupboards, radiator.

Bedroom 3: 11'8 x 10' Window overlooking garden, radiator.

Shower Room:

White 3-piece suite, part tiled walls and tiled floor, chrome radiator, window, down lighters, cupboard housing LPG boiler.

Stairs to Landing: Velux window and airing cupboard.

Bedroom 1: 13'5 into bay x 11'8

Windows to rear and side, two wardrobes, bay with seat and cupboard: radiator.

Bedroom 2: 14'3 x 10'8

Windows to front and side, bay with seat and cupboard, down lighters, three eaves cupboards, radiator, wardrobe with an over stair store behind.

Bedroom 4: 16' x 9' (L shaped)

Two Velux windows, radiator: double wardrobe with eaves storage behind.

Bathroom: White 3-piece suite, part tiled walls, large mirror, radiator, Velux window.

Outside

Shared gravel drive leads to driveway parking area, gated access to the garden and path to the front door.

Office: 9'2 x 8' Insulated with light and power, electric panel heater, sliding glazed door to a small terrace.

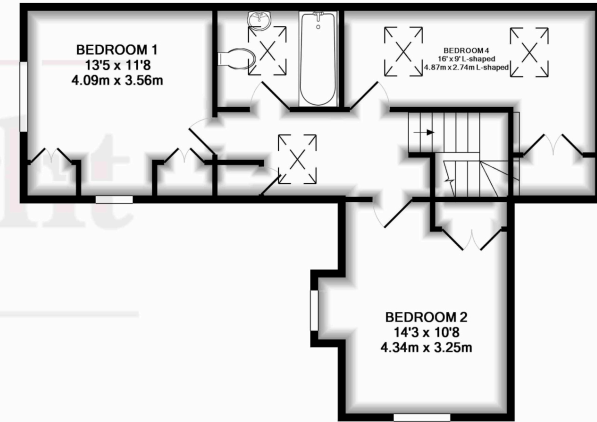
Store: 9'2 x 7'8 Up/over door, light and power.

Garden: The main gardens are very secluded, face east and comprise two areas of lawn with a mature hedge and established shrub borders. There is a front gate and path to property that also leads to the driveway. There is also a side lawn with timber fence and small terrace and path that leads to the paved rear courtyard and office.





GROUND FLOOR



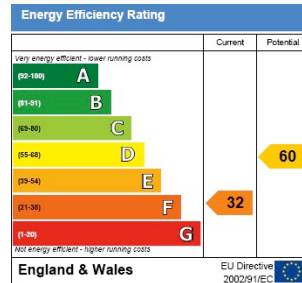
1ST FLOOR

TOTAL APPROX. FLOOR AREA 1625 SQ.FT. (151.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

From our office turn right onto St Martin's Street, turn right at the traffic lights. Proceed over Wallingford Bridge. At the mini-roundabout turn left into Benson Lane, turn left at the end onto the A4074. Turn right into Church Rd, Benson then right onto Castle Square, left into the B4009, Watlington Road. After a mile turn left to Roke/Berrick Salome and follow this road for 1 mile, the property is on the left.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

