

PROPERTY AGENTS

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Britwell Salome OX49 5LH



Britwell Salome

Nestled in the heart of this pretty village a delightful detached period cottage with established grounds of quarter of an acre. Beautifully presented with exposed beams and brick fireplaces this charming home features a master suite including a dressing room/bedroom 5, 3 further bedrooms & 2 refitted bathrooms: the living space features sitting and dining rooms, family room, snug and kitchen-breakfast room with adjacent utility room. There are attractive formal gardens and a hidden fenced astro-turf play area. The village has a gastro-pub and is ideally placed for Watlington and M40 access.

Accommodation

The property has oil-fired central heating to radiators with some double and secondary glazing.

Tenure - Freehold

Reception Hall: 14' x 11'6" Oak French door flanked by windows, brick fireplace with a 'Clearview' log stove, quarry tiled floor, radiator, painted beamed ceiling, stairs to landing, door to cellar.
Steps to: Cellar: 10'4" x 8'9" (5'6" var. ceiling height) Light well.

Study: 14'8" x 9'3" Large picture window to the front with a large sill and cupboards under, wood floor, down lighters, radiator.

Snug: 11'6" x 9'3" Window to front, fireplace and cast iron grate and hood, tiled hearth, wood floor, radiator, cupboard, beams.

Inner Hall: Radiator, door to garden.

Cloakroom: White 2-piece suite, Velux window, radiator.

Sitting/Dining Room: 25'9" x 15'2" Stunning brick inglenook fireplace with a cast iron canopy, window flank chimneybreast, wood floor, beamed ceiling, two radiators, side window, secondary staircase. Open way to:

Dining Area: Display shelving unit, window and French doors to rear, wood floor, beamed ceiling, radiator.





Kitchen/Breakfast Room: 22'5 x 7'1 Range of painted storage units with granite worktops, white Belfast sink, tiled floor, fitted bench seating with cupboards under, two windows and part glazed door to the garden, Lacanche Range (electric oven and gas hob), extractor hood, dishwasher, painted beamed ceiling.

Utility Room: 13'2 x 7'7 Door and two windows open to the terrace, beamed and vaulted ceiling, wall timbers.

Wash Room: 9'4 x 4'8 Space for washing machine & tumble drier, skylight terrace, tiled floor, oil-fired boiler.

Stairs to Landing: Down lighters, feature cast iron fireplace.

Bedroom 1: 16'11 max. x 15'4 Two windows flank chimney breast to front, window to side, exposed beams and wall timbers, radiator.

En Suite Bathroom: 11'9 x 8'7 Luxury 5-piece suite including freestanding bath and wide tiled shower cubicle, part tiled wall, wood style floor, two windows, two radiators, down lighters, two wardrobe cupboards, exposed wall timbers.

Bedroom 5/ Dressing Room: 10'5 x 9'3 Gable and Velux windows, wood floor, radiator.

Bedroom 2: 11'8 x 9'8 Window to front, radiator, wardrobe and shelves flank chimneybreast.

Bedroom 3: 15'4 incl. recess x 7'8 Two windows to rear, radiator, wardrobe, recess for desk, exposed wall timbers.

Bedroom 4: 9'x 7'9 Window to front, radiator, built-in wardrobes: down lighters & loft access.

Bathroom: White 3-piece suite including tile enclosed bath with shower attachment, part tiled walls, chrome radiator, two cupboards, Velux window.

Outside

The front drive is paved and enclosed by brick/flint walling with mature hedging.

Rear Garden:

The property features a plot that extends to quarter of an acre. The rear garden has a full width paved terrace leading to an established lawn with flower and shrub borders and a flint wall. The formal garden has a pathway with wisteria, pergola and bank of shrubs across its rear border, beyond this the garden is set to lawn and used as a play area with space for swings etc., there is also a fenced area of astro-turf providing space for year round children's ball games. Brick Shed.

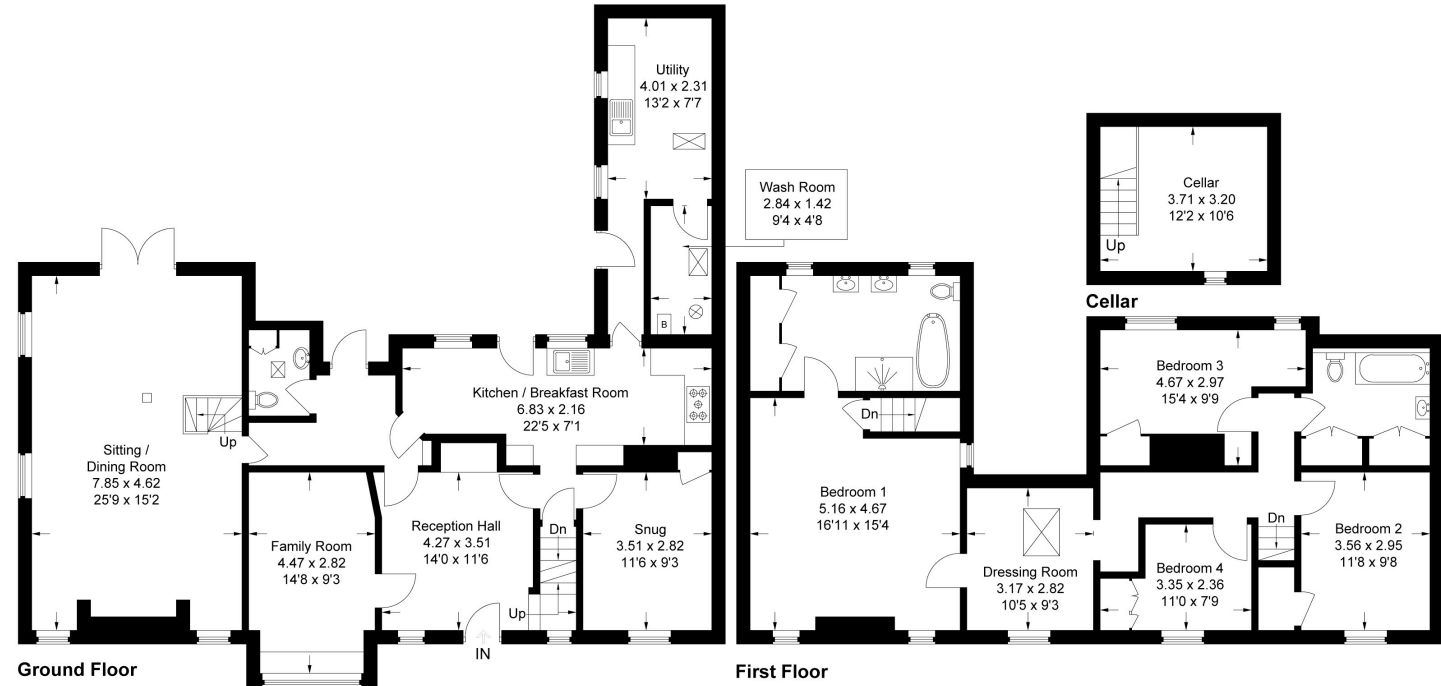


Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road, right at the T-junction towards the village and immediately left into the Watlington Road (B4009). Follow this road for 4.5 miles, at The Red Lion turn right, take the next right and the property is on the right.

Approximate Gross Internal Area
 Cellar = 11.8 sq m / 127 sq ft
 Ground Floor = 120.6 sq m / 1,298 sq ft
 First Floor = 93.7 sq m / 1,009 sq ft
 Total = 226.1 sq m / 2,434 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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