

PROPERTY AGENTS

**JP**Knight



Berrick Salome OX10 6JN



## Berrick Salome, Wallingford

A magnificent detached family home in this idyllic semi-rural setting with fabulous grounds extending to 0.3 of an acre and far reaching views. It features generous accommodation comprises 4 bedrooms, 2 bathrooms, 3 reception rooms and a kitchen/breakfast room. There are beautifully landscaped gardens, abutting open farmland and, to the front, an in/out driveway with double garage. This charming hamlet is just 5 miles from Watlington and 6 miles from Wallingford. With reputable local hostleries nearby it is less than 2 miles from the local amenities in Benson.

Property has oil-fired central heating to radiators and is double glazed.



## Tenure - Freehold

Reception Hall: Stairs to Landing, radiator, cloaks cupboard.  
Cloakroom: White 2-piece suite, tiling, window, radiator.

Drawing Room: 26'3 x 12'10

The room features a fireplace with a wood surround, marble inset and hearth with a Jet Master grate. This double aspect room has a walk-in bay to the front and French doors to the garden, radiator.

Dining Room: 12'5 x 10'

Window overlooking garden, radiator.

Family Room: 14'11 x 9'8

Window to the side: radiator and door to garage.

Kitchen/Breakfast Room: 14'9 x 13'2

Window and casement door out to gardens at rear, kitchen has a range of storage units with worktops. Cooker recess, extractor hood, space for appliances: tiled floor, radiator, down lighters, 2 larder cupboards and a water softener.





Stairs to Landing: Range of wardrobes and airing cupboard.

Bedroom 1: 16' x 11'6

View across garden and countryside beyond, fitted wardrobes, radiator.

En-Suite Bathroom: Fitted with a 5-piece suite including bath and separate shower cubicle, tiling, radiator, window and down lighters.

Bedroom 2: 12'11 x 10'9 (excl. doorway & wardrobes)

Front aspect, radiator and wardrobe.

Bedroom 3: 13' x 10'3

Garden aspect: hand washbasin in vanity unit, radiator.

Bedroom 4: 12'7 x 11'3

Front aspect, radiator, hand washbasin in vanity unit, wardrobe.

Bathroom: Fitted with a 4 piece white suite, incl. bath set in arch recess and separate shower. Tiling, radiator, down lighters and window.

Outside

To the Front:

In/out gravel drive with extensive parking, stone wall to the front border with shrub bed. To the sides, a mature yew hedge and timber fence.

Double Garage: 19'9 x 17'5

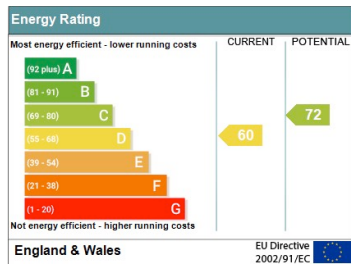
Electric up/over door, side window, door to house, oil fired boiler.

Rear Garden:

A delightful feature, the gardens are attractively laid out and feature a paved terrace, shaped lawn with gravel and shrub borders. Established hedges and shrubbery. A low brick wall with steps up to a final lawn with banks of shrubs and plants and a timber gazebo that enjoys far reaching views across open countryside. In the far corner of the garden is a concealed utility area, screened by trellis fencing and conifer hedging, with a block and timber stores and a greenhouse.



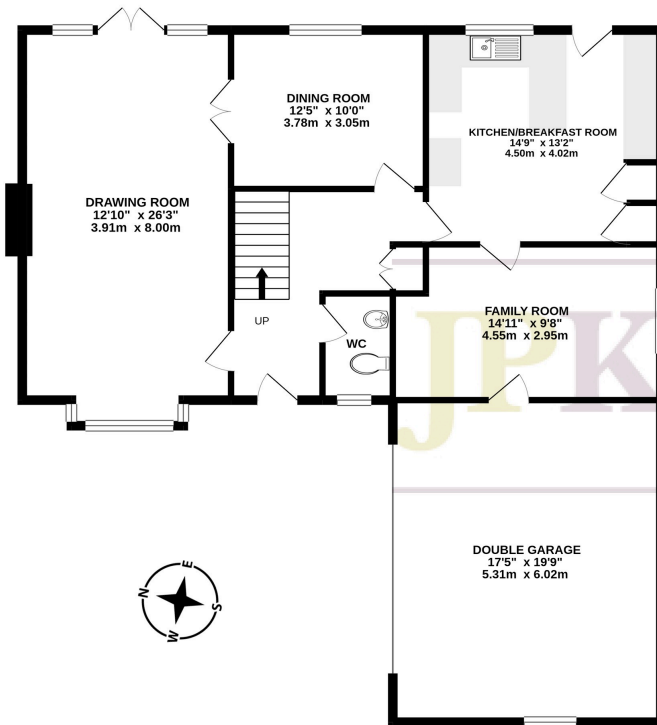
Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, turn first left, onto the Watlington Road. After 0.7 miles turn left signposted Roke/Berrick Salome, follow this road for just over a mile, the property will be found along on the right.



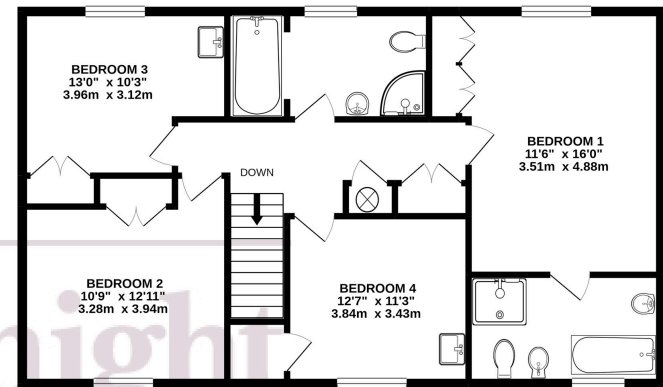
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1905sq.ft. (177.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2020

