

PROPERTY AGENTS

JPKnight



Berrick Prior, Wallingford OX10 6JR



Berrick Prior, Wallingford

An enchanting Grade II listed detached house in a secluded semi-rural position on the edge of this attractive hamlet with stunning views across the surrounding countryside.

The modernised accommodation includes a 24' sitting room with Inglenook fireplace, triple aspect dining room and 15' kitchen-breakfast room: the 1st floor comprises master suite, luxury bathroom, 2 further double bedrooms and a bedroom 4/study.

The property sits centrally in its ½ acre grounds surrounded by beautifully landscaped gardens, a gated drive leads to oak-framed carport/store. It is just over 2 miles from local amenities in Benson with the adjacent A4074 giving access to Oxford and Reading: Watlington is within 6 miles with good access to the M40, the local pub (The Chequers) is just a 2 minute walk.

Tenure - Freehold

Accommodation

There is oil-fired central heating to radiators.

Entrance Hall: Wood floor, beamed ceiling, exposed brick and timber walls, stairs with cupboard under.

Cloakroom: White 2-piece suite, window, wood floor.

Sitting Room: 24'4 x 14'10 A stunning triple aspect room with an inglenook fireplace and timber bressemmer. Beamed ceiling, exposed all timbers, book shelving, and secondary staircase. Lobby with door to garden.

Dining Room: 16'2 x 12'9 A triple aspect room with a wood floor, two radiators, beamed ceiling and exposed brick and timber walls.

Kitchen/Breakfast Room: 15'1 x 14'11 Windows to rear and side, range of storage units incl. corner carousel, granite worktops and stainless steel sink. Lacanche range with a stainless steel back plate and extractor hood: fridge and space dishwasher. Wood floor, exposed beams and timbers, radiator.





Utility Room: 7'2 x 5'9 Stable door to the garden, Belfast sink, range of cupboards, space for washing machine, integrated fridge/freezer. Airing cupboard, tiled floor, oil-fired boiler, beam ceiling.

Stairs Landing: Front aspect, wood floor, beamed and vaulted ceiling, radiator.

Bedroom 1: 16'2 x 12'9 max. A triple aspect room with an 11' vaulted and beamed ceiling, radiator, wardrobes.

En Suite Shower Room: White three-piece suite incl. tiled shower cubicle, radiator, beamed ceiling and down lighters.

Bedroom 2: 15'10 x 15' Windows to rear and side, beamed ceiling and radiator

Bedroom 3: 15'7 x 12'5 Double aspect, beamed ceiling and wall timbers, radiator, feature fireplace, large chimney breast.

Study/Bedroom 4: 12'1 x 11'7 Accessed via secondary staircase with connecting door to bed.3, beamed ceiling.

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

Bathroom: 3-piece suite incl. bath set into a marble surround with marble up-stands, tiled floor, beamed and vaulted ceiling, window, radiator.

Outside

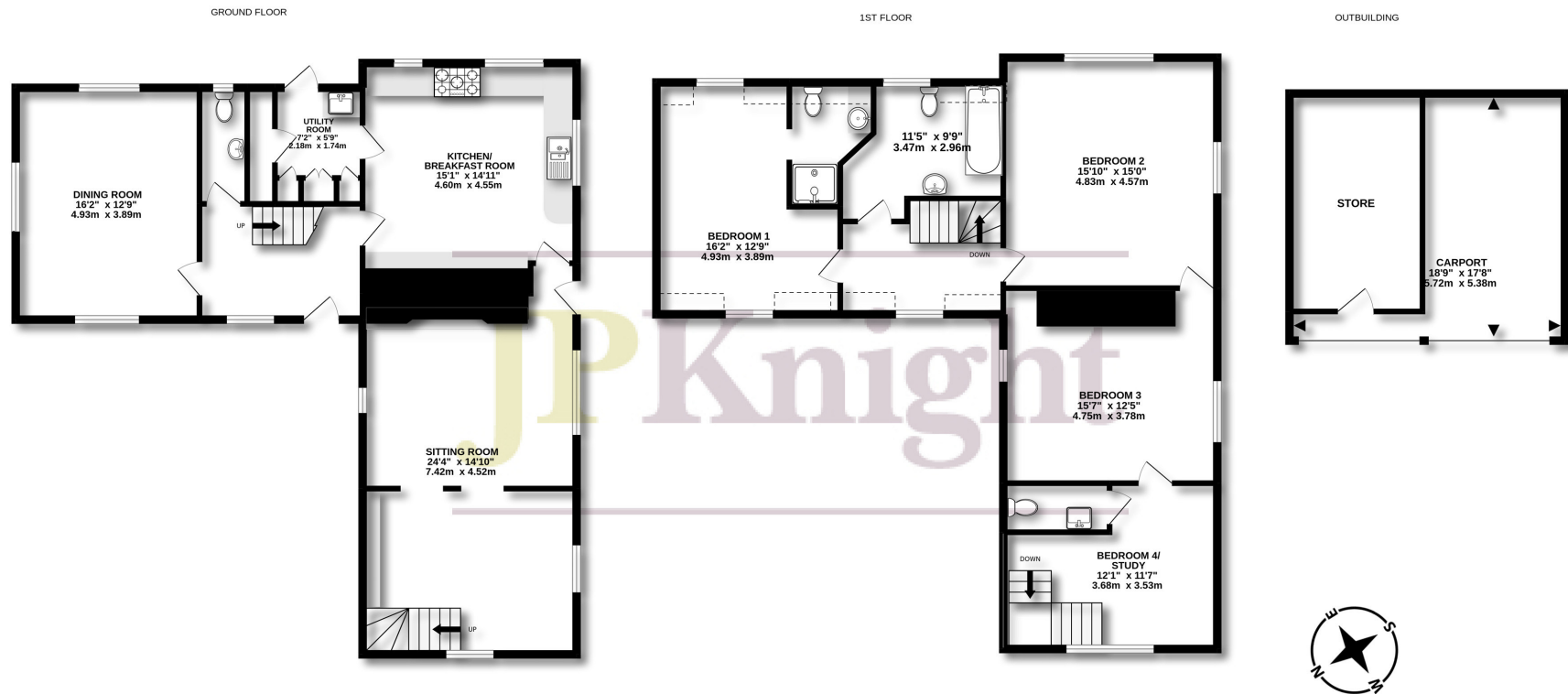
To the Front: The property is approached via a five bar gate over a sweeping gravel drive with extensive parking and turning space, bordered by lawns and shrubs.

Oak Framed Carport and Store: 18'9 x 17'8 With potential for use as a studio or gym.

Gardens:

The property is set in beautifully maintained gardens that extend to half an acre and surround the house and abut open farmland enjoying excellent privacy. There are open areas of lawn interspersed with more intricate planting and a wealth of specimen shrubs and trees in both island and border beds. Feature box hedging and wide trellis fencing create areas of interest in the garden with shaped buxus, climbing roses and attractive pathways feature pond and brook with a feature bridge and picket fencing.





TOTAL FLOOR AREA : 2195sq.ft. (203.9 sq.m.) approx.

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.

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.
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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 through the village for 0.8 mile until you see the left hand turning to Roke. Turn into Braze Lane and follow the road through Berrick Salome into Berrick Prior, the property is on the right.

