

PROPERTY AGENTS

JPKnight



Berrick Prior, Wallingford OX10 6JN



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Nestled within private ground of 0.4 of an acre in this delightful rural hamlet, a superb family home with gated drive, double garage and very secluded gardens abutting open farmland.

The spacious accommodation has 4/5 bedrooms, 4 bathrooms, comfortable living space centring around a fabulous 27' x 19' kitchen/breakfast room as well as 3 or 4 reception rooms.

The gardens feature an extensive area of decking along with a 20' thatched breeze house, hot tub and extensive lawns with established borders.

Tenure - Freehold

Accommodation

Double glazed with oil-fired central heating to radiators.

Entrance hall: Flanked by windows, wood style floor, radiator and a walk-in cloaks cupboard.

Inner Hall: Door to drive, cupboard housing oil boiler.

Living Room: 21'6 x 14'10 max. The room has a large picture window overlooking the garden, inset log stove with a slate hearth and cupboards flanking the chimney breast. Wood style floor, radiator; archway to:

Family Room: 11'9 x 9'6 French doors to the garden, large side window, range of display shelving and cupboards, radiator, wood style floor.

Office/Guest Suite: 12'5 x 9'6 The room features a double aspect, wood style floor, radiator and cupboards.

En Suite Cloakroom: white 2-piece suite, tiled floor, window, radiator.

Study: 8'10 x 8'2 Front aspect and wood style floor.

Kitchen/Breakfast Room: 26'8 x 18'10 A bright triple aspect room with sliding patio doors to the garden. Range of storage units with wood worktops including an island unit and breakfast bar. Belfast sink, Oil fired twin oven aga set into a brick surround, John Lewis triple door fridge/freezer, Tiled floor, down lighters, radiators.





Utility Room: 7'2 x 5'8 Door and window to the garden, stainless steel sink, cupboard, appliance spaces and tiled floor.

Shower Room: Fitted with a white 3-piece suite, tiling, and radiator.

Stairs to Landing: Radiator and loft access.

Inner Landing: 11'11 x 7'7 Velux window, eaves airing cupboard, radiator and window to front.

Bedroom 1: 18'10 x 16'10 Twin French doors with side windows open to a Juliet balcony, large Velux window. Two wardrobes, two radiators, walk-in storage/dressing area.

En Suite Shower Room: White 3-piece suite, tiling, window and radiator.

Bedroom 2: 14' x 9'6 Side aspect, full width eaves, wardrobes, and radiator.

Bedroom 3: 9'9 x 9'2 Rear aspect, radiator, eaves wardrobe and cupboard, radiator.

Bedroom 4: 10'9 x 9'10 Rear aspect, shelves flanking the chimney breast, radiator.

Bathroom 1: White 3-piece suite with a shower above the bath, radiator, tiling and window.

Bathroom 2: White 3-piece suite and tiling.

Outside.

To the front: A 5-bar gate opens to an extensive gravel driveway, bordered by areas of lawn with an established hedge and stream to the front.

Detached Double Garage: 21'3 x 15'9 Two electric roller doors, loft space with ladder.

Rear Garden: There is a large area of timber decking with a connecting path leading to a second area of decking. These overlook an extensive lawn and the countryside beyond. There are established shrubs and trees planted to the borders with a side gate to the front and side fencing.

Breeze Hut: Extending to 20' in width it has two circular seating areas and is thatched with a timber balustrade.
Hot tub (requiring new pump)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

