





Berrick Salome

A delightful Grade II listed period cottage dating from c.1600 with a modern, light kitchen/breakfast room: it also features a stylish detached annex and an office building split into two studios both with log stoves.

The properties are set around stunning, private grounds extending to half an acre with mature trees featuring flower borders, vegetable plots, lawns, areas of rewilded planting and paved terraces, all enclosed by thorn, yew and beech hedges with views across a meadow to the village church.

This fabulous rural setting enjoys peace and quiet with all the amenities of Benson just 2 miles distant.



Tenure - Freehold

Main House:

Entrance Hall: Heated tiled floor, door to rear, wall timbers, windows flank the door.

Kitchen/Breakfast Room: 18'3 x 17'10 (L-shaped) The room has a heated/tiled floor and features a large, curved cedar-framed glazing with doors to the grounds, further windows front and rear. The kitchen has a range of fitted cupboards and worktops with stainless steel sink, electric cooker point and appliance spaces. Book shelving, cupboard housing hot water tank (heated with air-source heat pump). Walk-in larder with slate shelves, 7'8 x 3'3.

Bathroom: Fitted with a white 3-piece suite, tiled/heated floor, tiling, window and radiator.

Dining Room/Study: 15'9 x 11'7 Quarry tiled floor, double aspect, beamed ceiling and wall timbers, door to staircase 1.





Sitting Room: 16'1 x 8'11 Cast iron fireplace, tiled slips, wood mantel and tiled hearth. The room has a beamed ceiling with wall timbers, double aspect with door to the garden.
 Family Room: 15'6 x 8'9 Door and window to garden, side window, electric storage heater, wall timbers and stairs to:
 Bedroom 3: 14'1 x 7'10 (floor level) Wall timbers, window.
 Stairs from Study to:
 Bedroom 2: 12'8 x 11'5 Tall window to side, beams.
 Bedroom 1: 15'1 x 13'8 (max at floor level) Front aspect, exposed beams and large brick chimneybreast.

Annex

Kitchen/Breakfast Room: 17'4 x 8'3 (+ 3' bay) Large walk-in bay and window facing east into a secret garden, range of units, with worktops, sink, electric hob and oven: wood style floor, electric storage heater.
 Inner Lobby. Sitting Room: 11'4 x 8'7 full height corner window, electric storage heater.
 Shower Room: White 3-piece suite, tiling, electric heater.
 Side Lobby: Door to terrace, stairs to:

Bedroom/Living Space: 17'5 x 16'6 Feature triangular bay and 2 velux windows make this a light space with a 9'8 vaulted ceiling, electric storage heater.

The Grounds

From the offroad parking a five-bar gate leads into the fabulous grounds that extend to half an acre. There are areas of lawn, flower borders, rougher grass and established trees, with connecting pathways which create many varied places and viewpoints. There are hedges to the boundaries and a secret garden with views across countryside. The house, annex and studio are all set close to the boundaries of the grounds, making the gardens all the more spacious, looking across the banks of plants and shrubs.

Large Studio: Insulated and split into two:

Office 1: 21'2 x 13'10 Windows and French doors to the front, vaulted 12' ceiling, log stove on slate base.
 Office 2: 13'10 x 13'8 Windows and French doors to garden, vaulted ceiling, log stove on slate base.
 Timber Log Garden Shed. Greenhouse.
 Gazebo surrounded by planting.

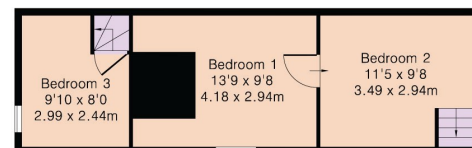


Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road, right at the T-junction towards the village and immediately left into the Watlington Road (B4009). Follow this road through the village, turn right at the roundabout serving the new homes and take the 2nd left hand turning to Roke. Follow this right the way to the T-junction, turn right and the property is the last on the right before reaching Berrick Prior.

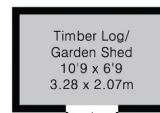
Approximate Gross Internal Area 2411 sq ft - 225 sq m

- Ground Floor Area 920 sq ft – 85 sq m
- First Floor Area 331 sq ft – 31 sq m
- Ground Floor Annex Area 329 sq ft – 31 sq m
- First Floor Studio Annex 300 sq ft – 28 sq m
- Large Studio Area 458 sq ft – 43 sq m
- Outbuilding Area 73 sq ft – 7 sq m

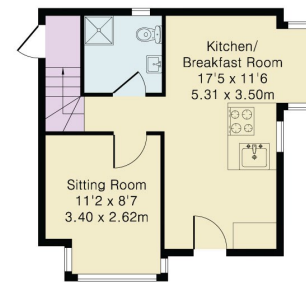
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		



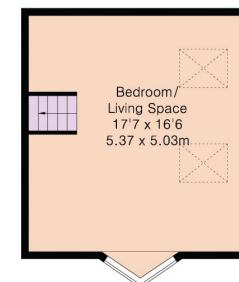
First Floor



Outbuilding



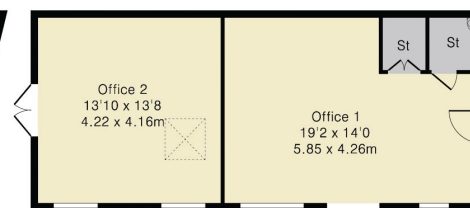
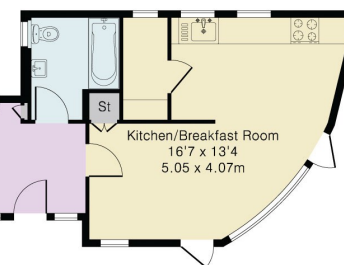
Ground Floor Annex



First Floor Annex



Ground Floor



Large Studio

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.

