



Weller Close, Berrick Salome, OX10 6JH



## Weller Close, Berrick Salome

A beautifully presented home set in a quiet, traffic free location in a quiet, semi-rural location: it has a fabulous plot of almost a fifth of an acre including an 85' southerly facing garden. The garden also has a gazebo and log cabin. The delightful accommodation comprises 3 bedrooms, bathroom and cloakroom to the 1<sup>st</sup> floor whilst the ground floor comprises a double aspect 19' living room with fireplace and a triple aspect 22' kitchen/breakfast room with utility and cloakroom.

Nestled in a sought after village the house is less than 2 miles from all the amenities in nearby Benson and the A4074 provides access to both Reading and Oxford.



## Tenure - Freehold

Enclosed entrance porch with front door to:  
Hall: Stairs to landing.

Living Room: A bright double aspect room with a window to the front and French doors opening to the rear garden. Cast iron fireplace with brick surround, wooden mantel and tiled hearth. Wood style flooring, radiator.

Kitchen/Breakfast Room: A superb triple aspect space with French doors to the garden. There are a range of storage units with quartz worktops and Belfast sink. Belling range cooker with extractor hood, dishwasher and fridge freezer. Two radiators, wood style flooring, down lighters.

Lobby with access to utility and door to:  
Cloakroom: White two piece suite, window and radiator





Utility Room: Door to garden, range of cupboards, stainless steel sink, appliance space, oil fired boiler, radiator, wood floor, down lighters.

Stairs to landing: loft access.

Bedroom 1: Feature cast iron fireplace with brick chimney breast and panelling to one side, front aspect, radiator and deep built in wardrobe.

Bedroom 2: Window to side and velux window to front, radiator.

Bedroom 3: Rear aspect, wardrobe, radiator, down lighters.

Bathroom: Panel bath, wide tiled shower cubicle, handwash basin, tiling, chrome radiator and downlighters, window.

#### Outside

To the Front: The property is approached via a footpath which opens to an attractive front garden, 37' long with central paved path flanked by areas of lawn and a row of lavender to front and side. Picket fence to the front and a path leading to the side gate giving access to the rear garden.

Rear Garden: A fabulous feature extending to 88' in length and enjoying a southerly aspect. It has a large terrace, part paved, part decking with two raised beds, to the rear of the property: this leads to a large central lawn with shrub borders. Three raised vegetable beds with sleeper surrounds. The garden is enclosed by a combination of timber fencing mature hedging. A side gate leads to front with oil tank and paved path.

Gazebo 9'6 x 9'7. Set in the far corner with a view of the house and garden.

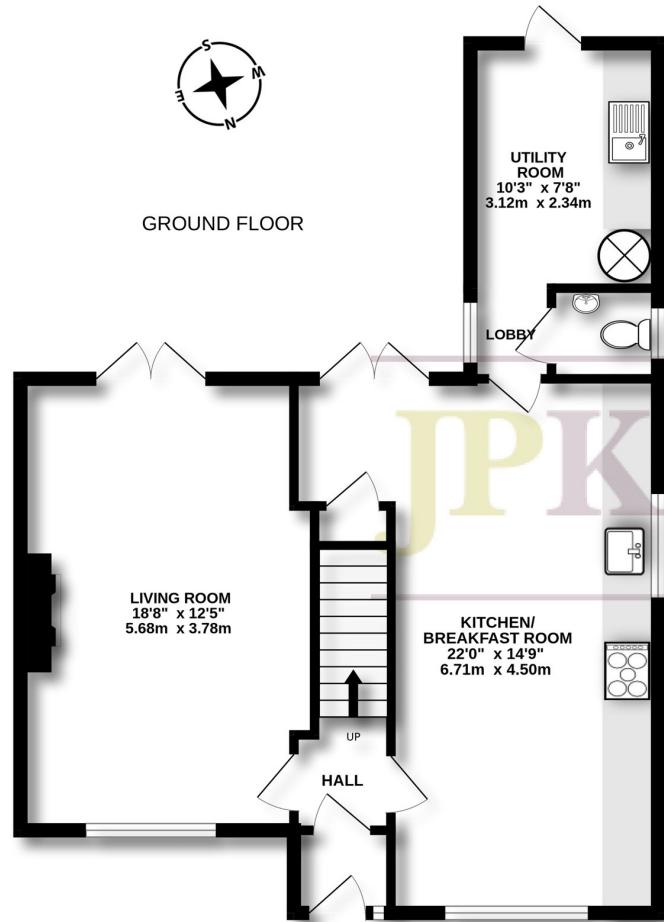
Log cabin: 10'10 x 8'11 Double glazed with power. Timber garden sheds.



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 1<sup>st</sup> left turning to Roke. after 0.9 of a mile the path to the house is on the right, park opposite on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
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.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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.  
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1ST FLOOR

