



Ivy Cottage, Berrick Salome,  
Wallingford, Oxfordshire, OX10 6JW

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



**DESCRIPTION**

Absolutely beautiful is the best way to describe Ivy Cottage! It has been tastefully refurbished to a high standard, retaining a wealth of period features and providing spacious living and sleeping accommodation situated in an idyllic rural village

**ACCOMMODATION - GROUND FLOOR:**

Wooden front door into:

**SITTING ROOM:** 6.3m (20'8") Max x 3.54m (11'7") Max

A charming reception room with a large back lit open fireplace with a wood burning stove on a brick tiled hearth, ceiling beams, wood floor, wall light points, door to the kitchen, panel glazed windows to the front and large open arch way to:

**DINING ROOM:** 5.76m (18'11") x 2.05m (6'9")

Plenty of space for large table and chairs, wall light points, stairs rising to the first floor with cupboard below and bedroom three.

**KITCHEN:** 3.6m (11'10") x 3.22m (10'7")

Full of character and charm, fitted with a matching range of cream fronted wall and base units housing cupboards and drawers, wood block work surfaces, double Belfast sink with mixer tap, Rangemaster electric oven, integrated dishwasher, cupboard for integrated fridge/freezer, wall light points, under unit lighting, ceiling beams, panel glazed window to the front and flagstone tiled floor through to:

**BOOT ROOM:**

Ideal area for coats, boots and shoes, wall light point, half panel glazed door to the rear and door to:

**UTILITY ROOM:** 1.9m (6'3") x 1.9m (6'3")

Base cupboard unit with wood block work surfaces and Belfast sink with mixer tap, cupboard housing oil central heating boiler, full height utility cupboard, space and plumbing for washing machine and tumble dryer, panel glazed windows to the side and rear.

**BEDROOM THREE:** 4.07m (13'4") x 2.17m (7'1")

Double room with panel glazed window to the side and door to:

**EN SUITE SHOWER ROOM:**

Fitted with a white suite comprising large walk in tiled shower cubicle, vanity hand was basin and low level WC, stone tiled floor, recessed ceiling down lights, wall light point and panel glazed window to the side.



**FIRST FLOOR - LANDING:**

Doors to bedrooms one and two, wall light point.

**BEDROOM ONE:** 6.44m (21'2") Max x 3.64m (11'11") Max

Sleep in your very own boutique hotel room every night! A gorgeous high vaulted ceiling spacious room with exposed timbers and beams, wall light points, panel glazed windows to them front and side, door to cupboard and door to:

**EN SUITE BATHROOM:**

With the same vaulted ceiling, fitted with a white suite comprising a free standing roll top bath with traditional shower mixer tap, wash stand hand wash basin and low level WC, wall light points, doors to cupboard and airing cupboard, panel glazed windows to the side and rear.

**BEDROOM TWO:** 4.15m (13'7") x 2.75m (9'0")

Double room with high ceiling, panel glazed window to the rear and door to:

**EN SUITE SHOWER ROOM:**

Fitted with a white suite comprising walk in tiled shower cubicle, vanity hand wash basin and low level WC, recessed ceiling down lights, wall light point and conservation roof light to the side.

**OUTSIDE:**

The garden of the property is at the front mainly laid to lawn with a cobbled paved terrace, mature tree, shrub and hedge borders with a garden shed. To the rear of the property is a small paved courtyard area with a gate, ideal for bringing muddy dogs in through through the back door.

**PARKING:**

The property has parking for two cars to the side.

**SERVICES AND OUTGOINGS:**

Mains water, drainage and electricity. Oil central heating. Telecom subject to regulations. South Oxfordshire District Council - Tax Band F.

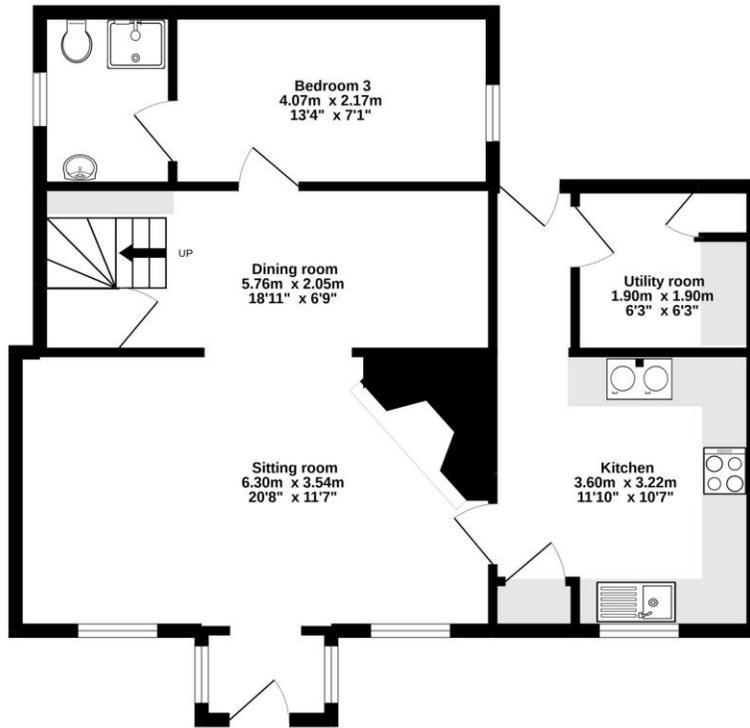
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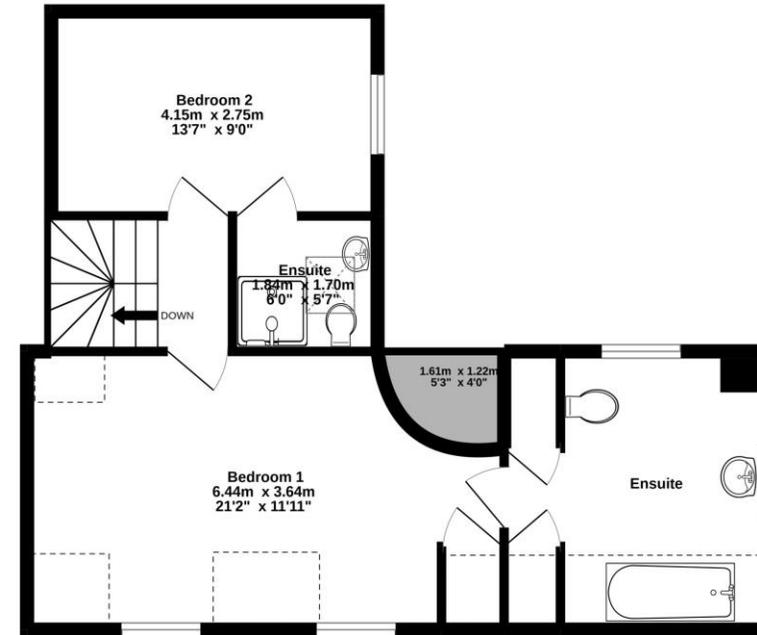
**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.

Ground floor



1st floor



**TOTAL FLOOR AREA : 123.0 sq.m. (1324 sq.ft.) 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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Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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