



Berrick House, Berrick Salome,
Oxfordshire, OX10 6JQ

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



DESCRIPTION

Berrick House is an attractive, individual family home offering excellent, spacious accommodation in a private courtyard of three properties backing on to farmland in the desirable rural village of Berrick Salome.

The property is approached through stone pillars onto a gravelled courtyard to just three properties.

ACCOMMODATION - GROUND FLOOR:

Front door with glazed side panels into:

ENTRANCE HALL:

A bright double height entrance to the property with doors to cloaks cupboard, kitchen/breakfast room, cloakroom, family room, dining area and sitting room, stair case rising to the first floor, wall light points and radiator.

CLOAKROOM:

Fitted with a white suite comprising wall mounted hand wash basin and low level WC, ceiling light point and window to the side.

SITTING ROOM: 4.69m (15'5") x 6m (19'8")

A dual aspect reception room with window to the front and glazed sliding doors to the rear garden, fireplace with wood burner, marble surround and wooden mantle, recessed ceiling down lights, wall light points, radiators and open arch way to:

DINING AREA: 2.56m (8'5") x 3.8m (12'6")

Window to the rear, panel glazed double doors to the entrance hall, ceiling light point and radiator.

FAMILY ROOM: 3.36m (11'0") Max x 6m (19'8") Max

A useful additional reception room for whatever you require, a study, work room, snug. Large shelved storage cupboard, ceiling light point, window to the side and glazed double doors to the rear garden.

KITCHEN/BREAKFAST ROOM: 4.59m (15'1") x 5.37m (17'7")

Fitted with a comprehensive range of wall and base units housing cupboards and drawers, work tops, white ceramic sink/drainers unit with mixer tap, inset electric hob with extractor hood over, built in double oven, under counter fridge and freezer, tiled splash backs and floor, recessed ceiling down lights, radiator, window to the front and side and door to:

UTILITY ROOM: 2.07m (6'9") x 2.92m (9'7")

Work surface with inset stainless steel sink bowl and mixer tap, dishwasher, fridge/freezer, space and plumbing for washing machine, space for tumble dryer, oil central heating boiler, tiled floor, ceiling light point, radiator and door and window to the side.



FIRST FLOOR - LANDING

A light and bright galleried landing with doors to all five bedrooms, family bathroom, airing cupboard and large walk in storage cupboard, ceiling light point, radiator and Velux roof light to the side.

MASTER BEDROOM: 4.62m (15'2") Max x 6.64m (21'9") Max

A double aspect bedroom with windows to the front and side, built in double wardrobe, wall light points, radiator and door to:

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising shower cubicle, vanity hand wash base and low level WC, large built in wardrobe, ceiling light point, radiator and Velux roof light to the side.

BEDROOM TWO: 3.64m (11'11") x 3.3m (10'10")

Double bedroom with ceiling light point, radiator and window to the rear.

BEDROOM THREE: 4.07m (13'4") x 2.6m (8'6")

Double room with built in double wardrobe, ceiling light point, radiator and window to the front.

BEDROOM FOUR: 3.38m (11'1") x 3.03m (9'11")

Double room with ceiling light point, radiator and window to the rear.

BEDROOM FIVE: 2.58m (8'6") x 2.85m (9'4")

A good size single bedroom with ceiling light point, radiator and Velux roof light to the front.

FAMILY BATHROOM:

Fitted with a white suite comprising panel sided bath with shower mixer tap, walk in shower cubicle, pedestal hand wash basin and low level WC, part tiled walls, ceiling light points and windows to the rear.

OUTSIDE:

The front of the property is smartly landscaped with mature flower and shrub beds, lawn and trees, paved pathway to the front door and secure gate to the side for garden access. The private rear garden backing on to farmland is mainly laid to lawn with paved terrace and seating areas, mature borders with flowers, shrubs and trees, concealed oil tank and enclosed by wood panel fencing.

GARAGE AND PARKING:

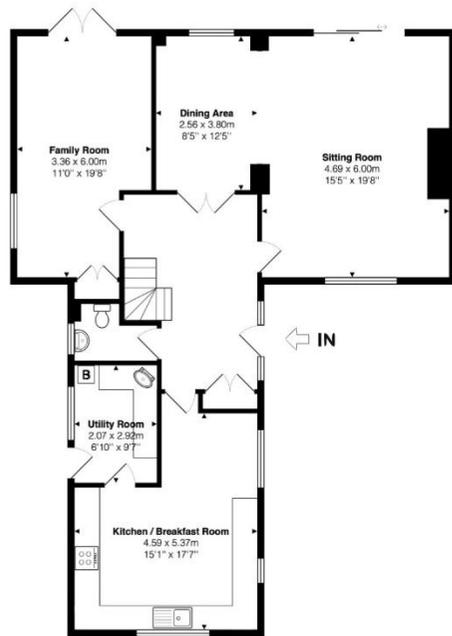
A triple bay car port with high pitched roof providing additional storage. Parking in front for several vehicles.

SERVICES AND OUTGOINGS:

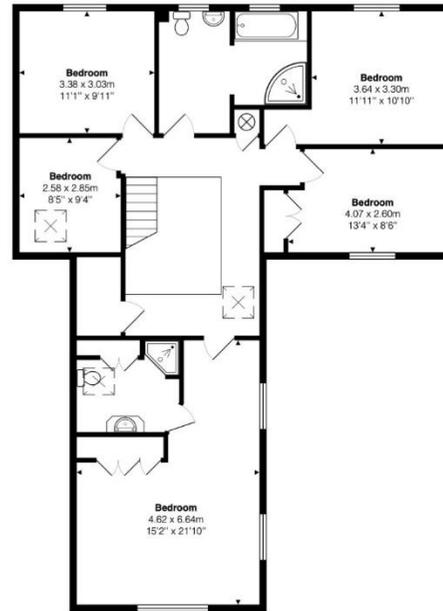
Mains electricity and water, oil central heating, septic tank drainage. South Oxfordshire District Council, Tax Band G. **EPC RATING:** 63 D

VIEWING ARRANGEMENT:

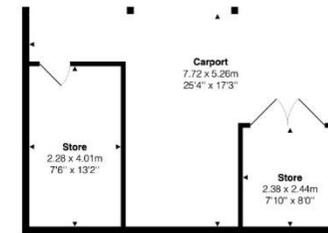
Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.



Approx. Floor Area 1128 Sq.Ft. (105 Sq.M)



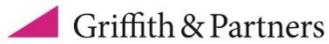
Approx. Floor Area 1128 Sq.Ft. (105 Sq.M)



Approx. Floor Area 438 Sq.Ft. (41 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 250 SqM (2694 Sq.Ft)

Berrick Salome, Wallingford, Oxfordshire, OX10 6JQ



This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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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