



## The Barn, Berrick Salome, Wallingford, OX10

Two Bedroom Barn

# The Barn, Berrick Salome, Wallingford, OX10

Two Bedroom Barn

## Overview

- TWO-BEDROOM BARN
- MODERN FIXTURES AND FITTINGS
- NO ONWARD CHAIN
- EXPOSED TIMBER BEAMS THROUGHOUT
- LARGE PADDOCK GARDEN
- LARGE BEDROOMS
- TWO SHOWER ROOM
- INTEGRATED APPLIANCES INCLUDING DISHWASHER
- BEAUTIFUL LOCATION



Two-bedroom barn situated in the heart of the countryside, benefiting from modern fixtures and fittings throughout whilst retaining warmth and character through exposed timber beams and tall ceilings!



We are delighted to offer to the market a unique opportunity to purchase this charming barn set in the stunning countryside offering ample accommodation and a beautiful paddock garden. The property has been decorated tastefully in neutral tones and benefits from exposed oak beams and spot lighting throughout. The property consists of front door to hallway, modern fitted kitchen with electric hob, oven, microwave, fridge/freezer and dishwasher, open plan living/dining room with high quality tiled flooring and double doors that open onto the garden, perfect for al fresco dining.



*Property description continued...*

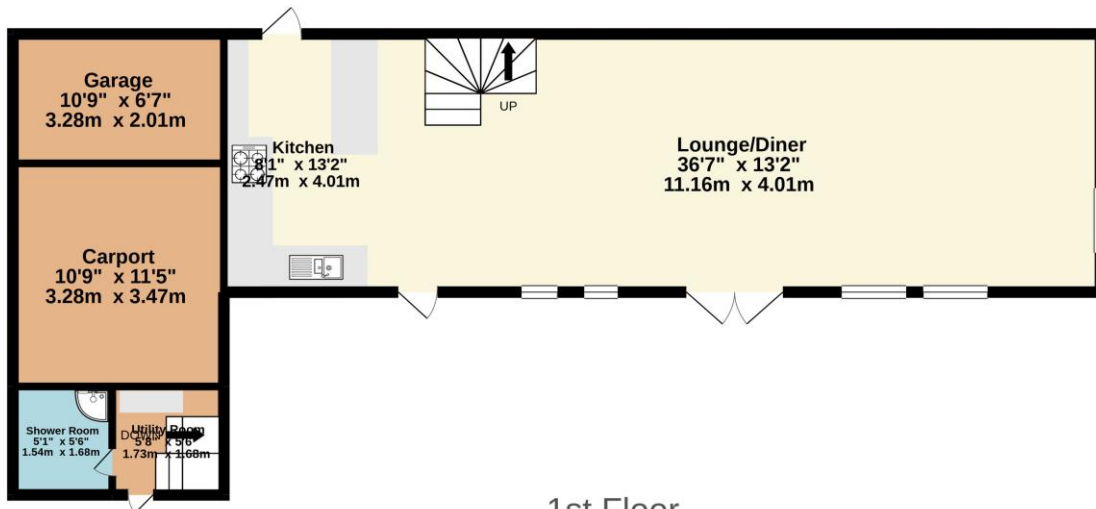
The ground floor also consists of a utility room and shower room that is accessed by another entrance that houses stairs to the master bedroom. The first floor consists of two bedrooms, one benefitting from a glass balcony looking down onto the living room and the other benefits from stairs down to a shower room. There is also a large family shower room on the first floor. Externally the property also benefits from a carport, garage, driveway parking and large paddock garden.



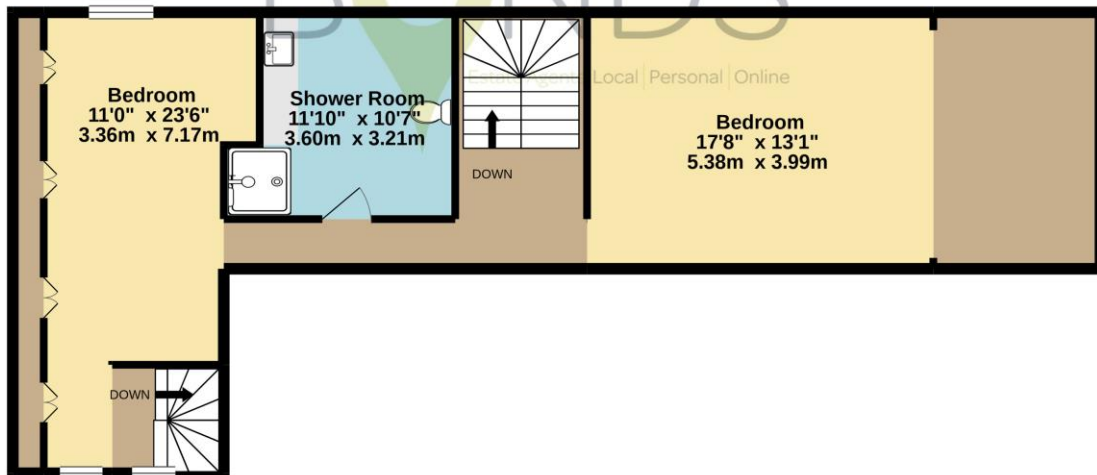
**Location**

The barn is situated in Berrick Salome, a delightful and vibrant South Oxfordshire village that surrounds the beautiful countryside and offers many walks and cycle routes. There is good access to Oxford, Henley-on-Thames as well as easy access to the motorway network via the M40 and fast trains to London Paddington from Didcot. There are also various well-regarded schools nearby such as the preparatory schools of Chandlings, Moulsoford and Cranford House as well as the popular state school such as Benson, Ewelme plus the private schools including Magdalen College School, Abingdon, St. Edward's, Radley College, Headington Girls, Oxford High School and Pangbourne College. The larger village of Benson is approximately 2 miles away with further amenities including a supermarket, chemist, public houses, and a riverside café. Wallingford offers for extensive shopping and is approximately seven miles away.

Ground Floor  
842 sq.ft. (78.2 sq.m.) approx.



1st Floor  
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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.  
 Made with Metropix ©2020

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal and benefit from our 0.5% + vat sales fee.

Our dedicated and friendly team will assist you 7 days a week. Get in touch today!

Tel: 01491 598530

25B Old Brewery Lane,  
 Henley-On-Thames RG9 2DE  
 T: 01491 598530



Bonds Estate Agent Online



@BondsEstateAgt



Bonds Estate Agent Online



bondsestateagentonline

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.