



Berrick Salome, Nr Wallingford, OX10

Guide Price £1,395,000

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Berrick Salome, Nr Wallingford, OX10

The welcoming entrance hall sets the tone for the sense of light and space that continues throughout the property. The large sitting room enjoys views over both the front and rear gardens, with an adjoining garden room providing a peaceful spot to relax. A separate games room, equally suited to formal dining, adds flexibility for entertaining, while the kitchen/breakfast room is complemented by a separate utility room and store. The ground floor also benefits from a cloakroom, excellent storage, and internal access to the double garage. On the first floor, there are three generously sized bedrooms, a family bathroom, and a beautifully appointed master suite featuring a dressing area, ensuite bathroom with separate shower, and a private balcony overlooking the rear garden. The second floor offers an ideal retreat for older children, guests, or those working from home. Bathed in natural light and enjoying far-reaching treetop views, this floor comprises a large open-plan living area with triple aspect, a private balcony, bedroom five, and an additional cloakroom.

Detached from the main property is Kingfisher Cottage, a substantial annexe with a double bedroom and benefiting from a bathroom, separate kitchen, sitting/dining room with double doors opening to the rear garden and a very natural division from the main house, ideal for guests, renting or additional family. The gardens are south west facing, beautifully landscaped and well stocked, offering a sense of natural seclusion and privacy while still being part of a close-knit village community. Mature planting provides effective screening around the house and grounds, creating a tranquil setting. A gated gravel driveway offers ample parking, in addition to a double garage.





Situation

Berrick Salome is a charming and well-connected village nestled in the South Oxfordshire countryside, offering a peaceful rural lifestyle within easy reach of key amenities and transport links. Surrounded by open fields and farmland, the village is known for its attractive period properties, strong community spirit, and scenic walking routes. While retaining its tranquil character, Berrick Salome is conveniently located just a few miles from the vibrant market town of Wallingford (5 miles) and the village of Benson (1.5 miles), which provides day-to-day amenities including shops, cafés, and a primary school. M&S Food and BP station is conveniently located c.2 miles. Oxford and Reading are both easily accessible by road/ bus Benson offering bus links, and there are mainline rail connections to Reading and London from nearby Cholsey (6.5 miles), Didcot Parkway (11 miles) and High Wycombe (c.20 miles). M40 junction 6 is accessed through Watlington c.8 miles. This combination of countryside charm and excellent connectivity makes Berrick Salome a highly desirable location for families, professionals, and those seeking a balanced village lifestyle.



Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

Services

All mains services are connected, with the exception of gas.



Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.

Council Tax

Council tax band G amounting to £4164.92

Local Authority

South Oxfordshire District Council

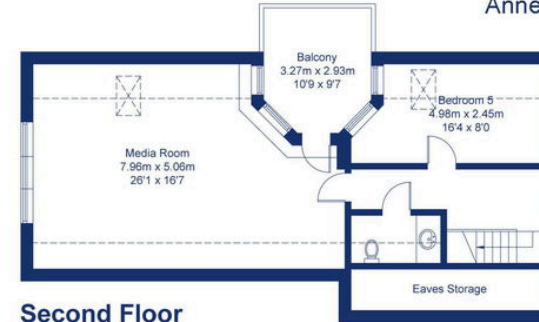
Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

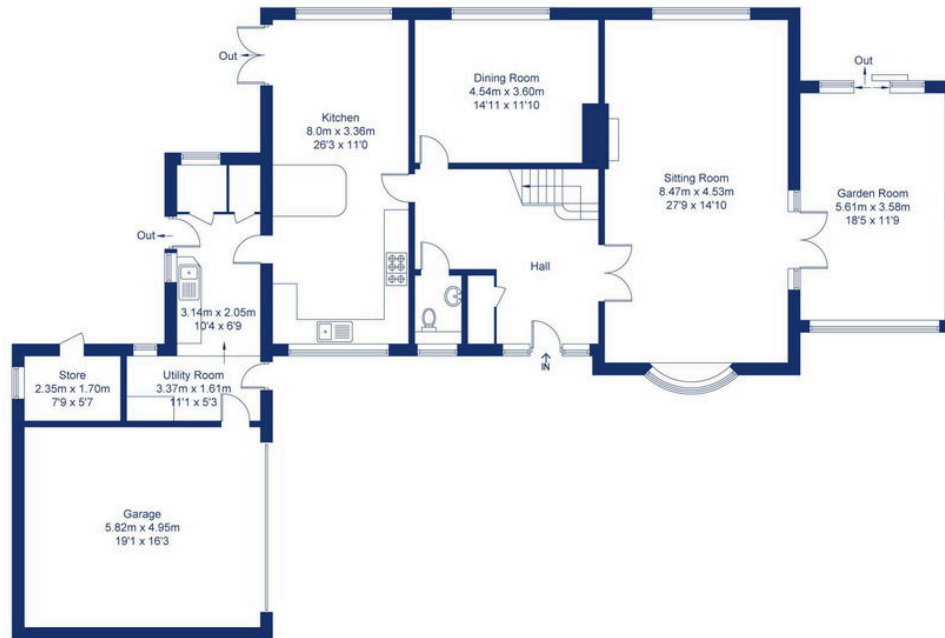




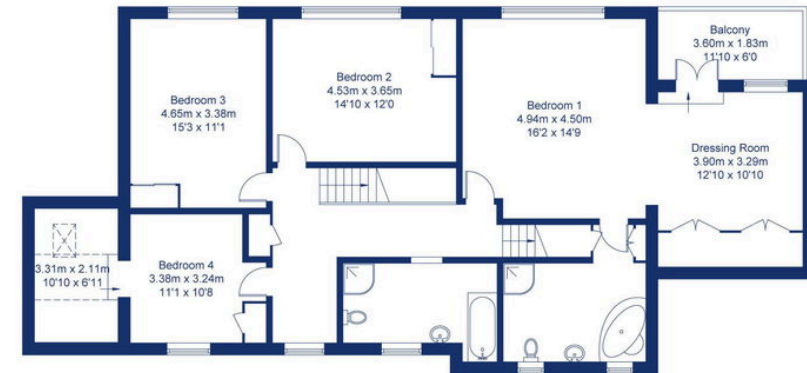
Annexe Ground Floor



Second Floor



Ground Floor



First Floor

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