



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

**Ivy Cottage, Green Lane, Berrick Salome, OX10 6JW**



## Situation

A beautiful thatched home in an extremely special corner of rural Oxfordshire, Ivy Cottage is an absolute delight. With three bedrooms, character features and a gorgeous cottage garden, this cottage is a countryside dream. Berrick Salome is a small, quiet village in unspoilt countryside, midway between bustling Watlington (with its delightful independent shops and cafes) and historic Dorchester on Thames. Berrick Salome is also equidistant between Oxford and Henley on Thames (27 minutes drive to each) leaving you to decide between museums or a riverside walk at the weekend!

**Bedrooms 3 | Bathrooms 3 | Receptions 1 |  
Services: Oil fired central heating and mains drainage  
Council tax band: F  
South Oxfordshire District Council**



## Description

Ivy Cottage is an utterly charming, traditional country cottage that, from the outside, seems magically suspended in time. Today, the cottage enjoys a quiet existence at the heart of this small, but busy, rural community - also home to a popular gastro pub (serving real ales on tap!).

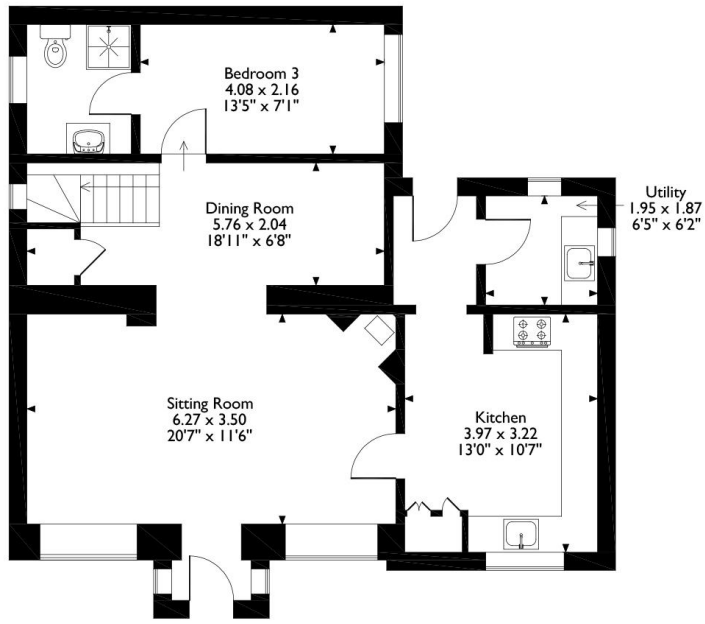
The main entrance to the property is to the front of the house where the garden is also situated. A lovely lawn sits under a canopy of mature trees surrounded by flower borders a keen gardener would much enjoy. There is a delightful paved seating area next to the property itself - complete with old pitcher pump.

Into the house through the rear entrance and there are flagstones on the floor of the 'boot room' with built in bench and coat hooks. Perfect for pulling off muddy wellies after a long walk and drying off damp dogs! The flagstones lead you into a good sized, traditional kitchen with shaker units and a rangemaster stove, framed by two beautiful wooden timbers. The utility room next to the kitchen is a lovely, practical bonus.

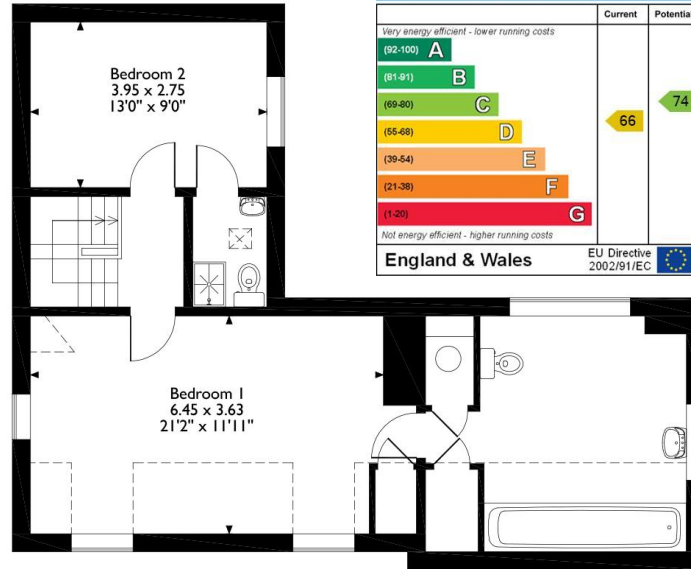
The living room is similarly charming with a working woodburning stove sitting in the original inglenook fireplace. The outline of the old bread oven is still visible in the brickwork. Wooden flooring gives this part of the property a warm feel, as does the depth of the window reveals in the old cottage walls. Snug and cosy but with plenty of space, this is a room to enjoy on a cold winter's night with the fire roaring in the hearth.



Ivy Cottage, Green Lane Berrick Salome, Wallingford  
 Approximate Gross Internal Area  
 121 Sq M/1302 Sq Ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F	66	74
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

A dining room area is neatly tucked away behind the inglenook with ample room for a family table and chairs.

The cottage has the huge additional bonus of a 3rd bedroom WITH ensuite which is hidden away through a door behind the dining area. A perfect study or guest room, it's an extremely nice surprise.

Upstairs and....wow! The master bedroom is a showstopper - generous in size with a stunning vaulted ceiling, lined with stripped original beams. Light spills in from the dual aspect windows, giving the room a soft, warm glow. The ensuite is also a beauty, with a roll top bath, large feature ceramic sink, lots of light and again, beams galore. The second bedroom is a good sized double - neat and simple with, again, its own ensuite shower room. It's not often we find character properties like this with an ensuite for each bedroom - in fact, Ivy Cottage may be the first!

A stunning home in a delightful location, Ivy Cottage is a very special cottage and not to be missed.

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. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

