



4 Weller Close  
Berrick Salome, Oxfordshire, OX10 6JH



JAMESGESNER  
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**4 Weller Close  
Berrick Salome  
Oxfordshire  
OX10 6JH**

**GUIDE £530,000 FREEHOLD**





Located within the sought after village of Berrick Salome, this property offers spacious accommodation which is presented beautifully throughout.

Since purchasing in 2021 the owners have improved the property with the 21' kitchen breakfast room being one of the properties main selling features.

Accommodation comprises; entrance porch, entrance hallway, 18' lounge with feature fire place and French doors to the rear garden, 22' fully integrated kitchen/dining room with a treble aspect, Herring Bone flooring and French doors to the rear garden, cloakroom, utility room, three bedrooms (two good doubles and a good single) and a family bathroom with shower and separate bath.



The property is one of six, situated within a quiet walkway in the centre of the village offering a generous front and rear garden. The rear is south facing and not immediately overlooked. Laid mainly to lawn with a large patio and vegetable patch. There is a newly built garden room with light and power as well as a further summer house and garden shed.

Berrick Salome is a pretty village in South Oxfordshire within easy distance of Watlington and Benson with all their amenities and about 3 miles (4.8 km) north of Wallingford, an historic riverside town with a number of local shops and businesses.

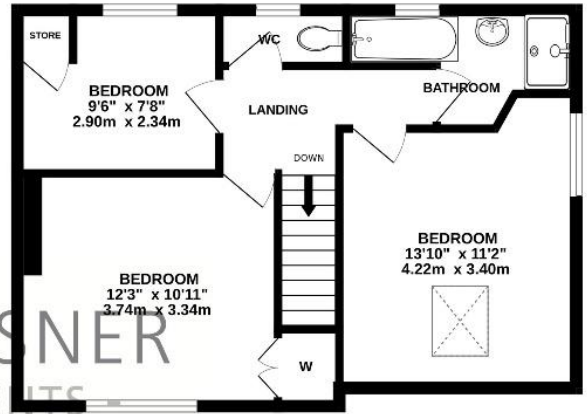
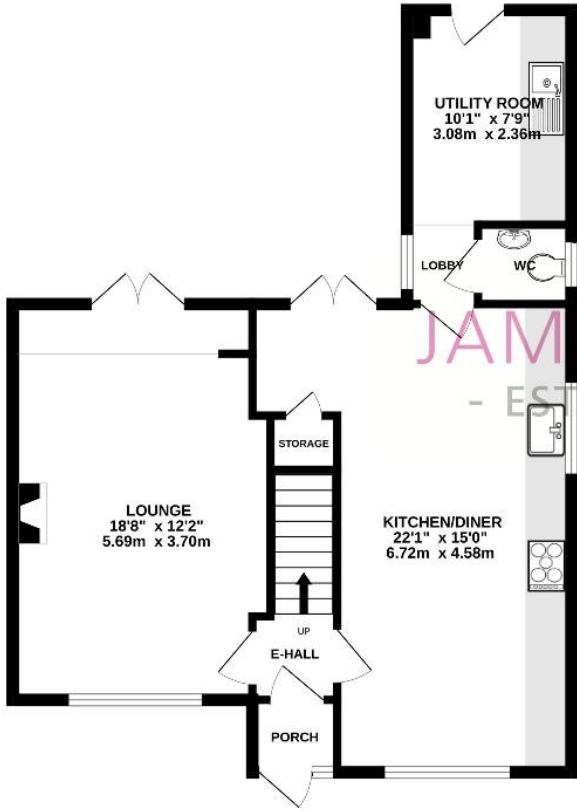
The parish also includes the hamlets of Roke and Rokemarsh. There are several nice pubs in the area, including the very popular Chequers and the Home Sweet Home in Roke. The motorway links to the M40 are nearby which provides commuter links to both London and the North.



GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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