



LOWER BERRICK FARM

Berrick Salome, Oxfordshire



AN EXCEPTIONAL OPPORTUNITY TO RENOVATE THIS ELEGANT FARMHOUSE AND WONDERFUL BARN

Lower Berrick Farm is a property of rare potential in an delightful edge of village setting—ideal for those seeking a rural retreat close to Oxford schools with the opportunity to create something truly special

			EPC
6	2	3	G

Local Authority: South Oxfordshire District Council
Council Tax band: G
Services: Mains water and electricity, private drainage. Oil-fired central heating
Tenure: Freehold

THE PROPERTY

Hidden away, Lower Berrick Farm presents a rare and exciting opportunity to acquire an attractive period farmhouse, now in need of sympathetic renovation. This enchanting grade II property, with origins dating back to the 16th century, is nestled on the edge of the sought-after village of Berrick Salome, with delightful views to the front, a large garden to the rear and a substantial barn to one side. The farmhouse exudes timeless charm, offering the incoming purchaser the potential to create a bespoke family home of significant character and appeal. A true highlight of the property is the substantial detached barn, a handsome structure of considerable scale and versatility. Subject to the necessary consents, it offers immense scope for residential conversion, a home office, or the ultimate party barn, making it a rare and valuable addition to the property.

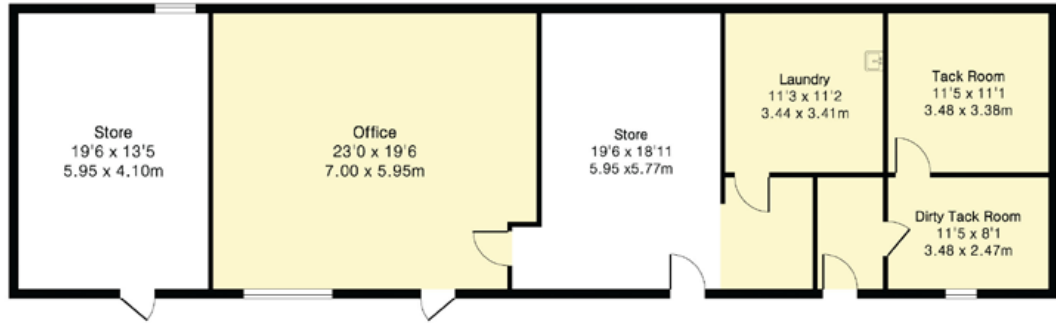
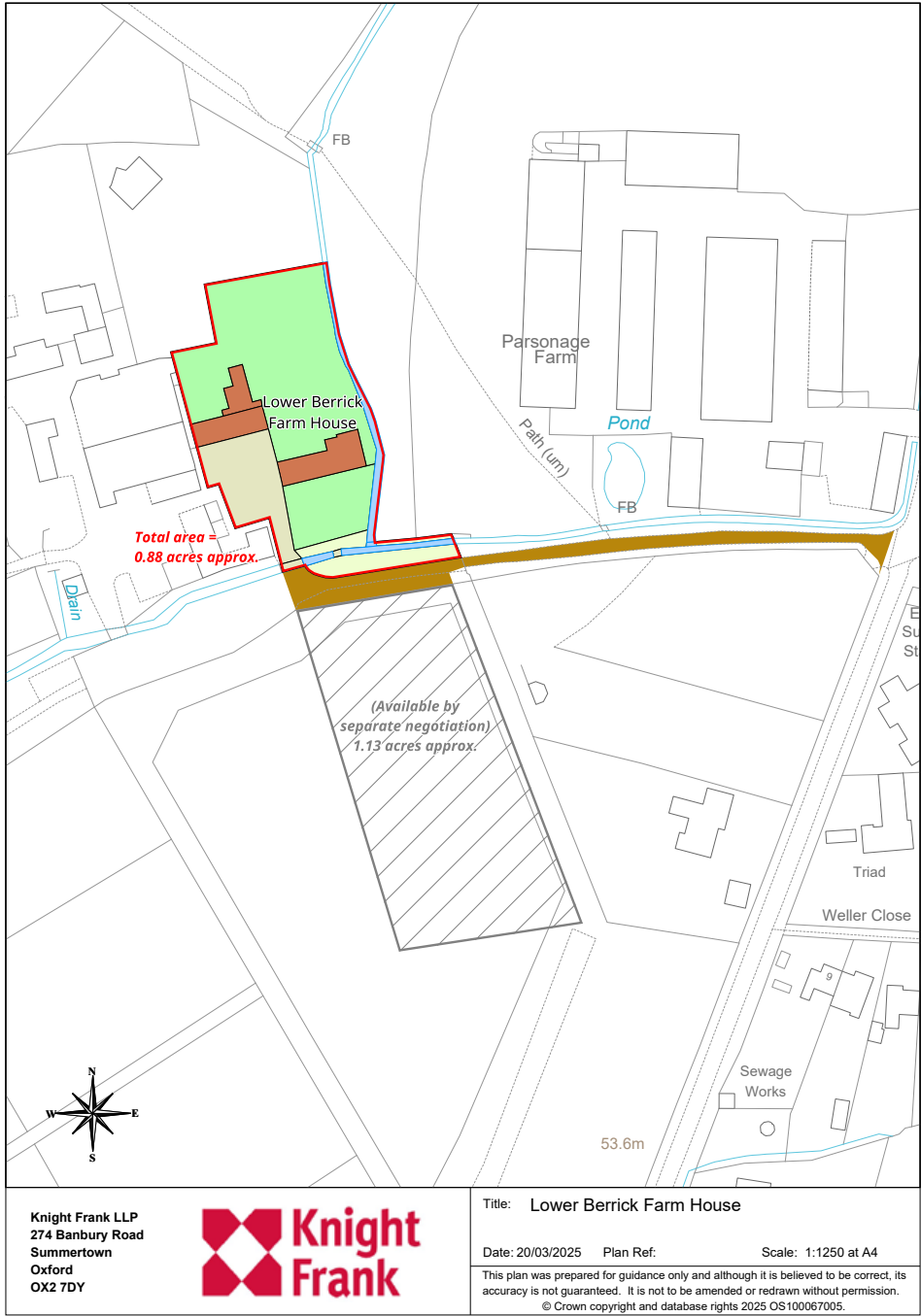
There is a paddock of approximately one acre on the far side of the drive which is available by separate negotiation.

SITUATION

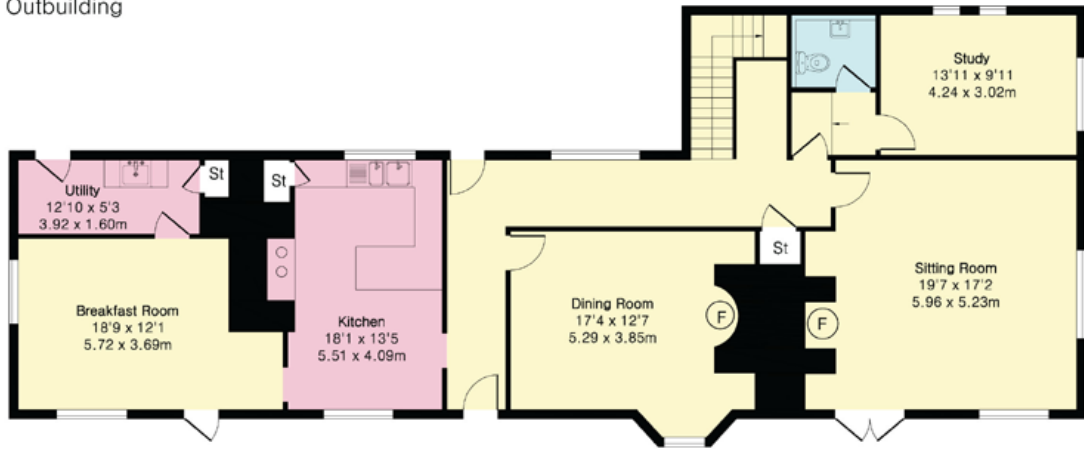
The setting is equally alluring. Berrick Salome is a vibrant village with a strong sense of community, home to the highly regarded Chequers Inn gastropub. At the same time, the neighbouring hamlet of Roke offers Home Sweet Home, a popular local pub. The nearby village of Benson provides a more comprehensive array of local amenities, including shops, a library, a primary school and other essentials. Further afield, the market towns of Watlington (approx. 5 miles) and Wallingford (approx. 7 miles) offer a broader selection of retail and recreational facilities, while Henley-on-Thames and the historic city of Oxford are both within easy reach and provide cultural, culinary, and shopping experiences of the highest calibre.

Connectivity is excellent, with the M40 just 8 miles distant, ensuring swift access to London, the Midlands, and the national motorway network. Rail services to London and the City are available via nearby Didcot Parkway, Cholsey, or Haddenham & Thame Parkway, linking to the Elizabeth Line via Reading.





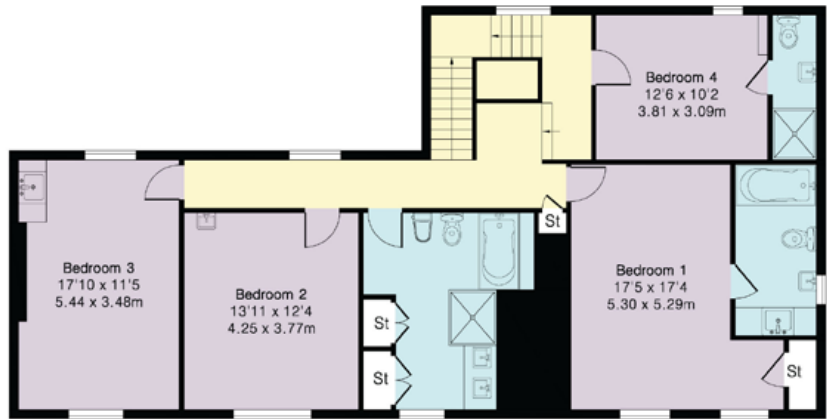
Outbuilding



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area = 342 sq m / 3686 sq ft
Ground Floor Area = 150 sq m / 1616 sq ft
First Floor Area = 119 sq m / 1280 sq ft
Second Floor Area = 73 sq m / 790 sq ft
Outbuilding Area = 132 sq m / 1426 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

Harry Sheppard
01865 264879
harry.sheppard@knightfrank.com

Knight Frank Oxford
274 Banbury Road
Summertown, Oxford, OX2 7DY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc, show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.