





## Cow Pool, Berrick Salome

A magnificent family home in private grounds of just under half an acre with the added benefit of a separate detached cottage/annex. There is extensive parking with a gated drive and double garage: there is a secluded garden to the rear. The property has 4200 sqft of accommodation, the main house has 5 bedrooms, 2 bathrooms and 4 reception rooms as well as a kitchen-breakfast room and utility: the adjacent annex has bedroom, shower room and 22' living room with separate kitchen.

Enjoying a tranquil semi-rural location there are shops and amenities in nearby Benson, the A4074 offers access to Oxford and Reading whilst the Oxford Tube can be caught at Lewknor just north of nearby Watlington with services to London Victoria.



## Tenure - Freehold

### Accommodation

The property has oil central heating to radiators and is double glazed.

Reception Hall: Stairs to landing, downlighters and cloaks cupboard.

Cloakroom: White 2-piece suite, window, radiator, downlighters and tiled floor.

Drawing Room: Bay window to front and window to the rear, fireplace with wood surround and mantel, marble inset and hearth, 2 radiators.

Sitting Room: A bright triple aspect room with patio doors to the garden, 2 radiators, downlighters.

Family Room: Rear aspect, work place, radiator.

Kitchen/Breakfast Room: Triple aspect with French doors to the terrace, range of storage units with granite worktops, Britannia range cooker, stainless steel back plate, extractor hood, dishwasher, fridge and freezer, downlighters, tiled floor, radiator.

Utility Room: Door and window to the side, cupboards with worktop and sink, appliance spaces, doors to the drive and garage, larder and storage cupboards.





Stairs to Galleried Landing: Window to the front, radiator, airing cupboard.

Bedroom 1: Rear aspect, radiator, downlighters.

Dressing Room: Double aspect, two wardrobes, radiator, downlighters. French doors to:

Balcony: Wood deck, wrought iron rail and side wall.

Ensuite Bathroom: White 4-piece suite including a corner bath and shower cubicle, 2 windows, 2 radiators, part raised wood floor, cupboards and downlighters.

Bedroom 2: Rear aspect, radiator, wardrobe.

Bedroom 3: Window to rear, radiator, wardrobe.

Bedroom 4: Front aspect, radiator, wardrobe, open way to Study/dressing area with a Velux window.

Bathroom: Fitted with a white 4-piece suite including bath and tiled shower cubicle, radiator, downlighters, part raised wood floor, towel rail.

Stairs to Second Floor: Wood style flooring, window to the side, downlights, loft hatch.

Media/Games Room: Window to the side, Velux window, door and tall window to the back, wood style floor, radiators, downlights. Balcony with wood deck, wrought iron rail.

Cloakroom: White 2-piece suite, radiator, wood style floor.

Bedroom 5: Tall window to the rear, Velux window, wood style floor, radiator.

Annexe: Entrance Hall.

Living Room: Corner window, French doors and bay window to rear, downlighters, 2 radiators.

Kitchen: Storage units, worktop, stainless steel sink, hob and oven, door and window to the side, oil-fired boiler.

Bedroom: Bay window to the front, range of wardrobes, downlighters.

Shower Room: White 3-piece suite, radiator, downlighters and window.

Outside

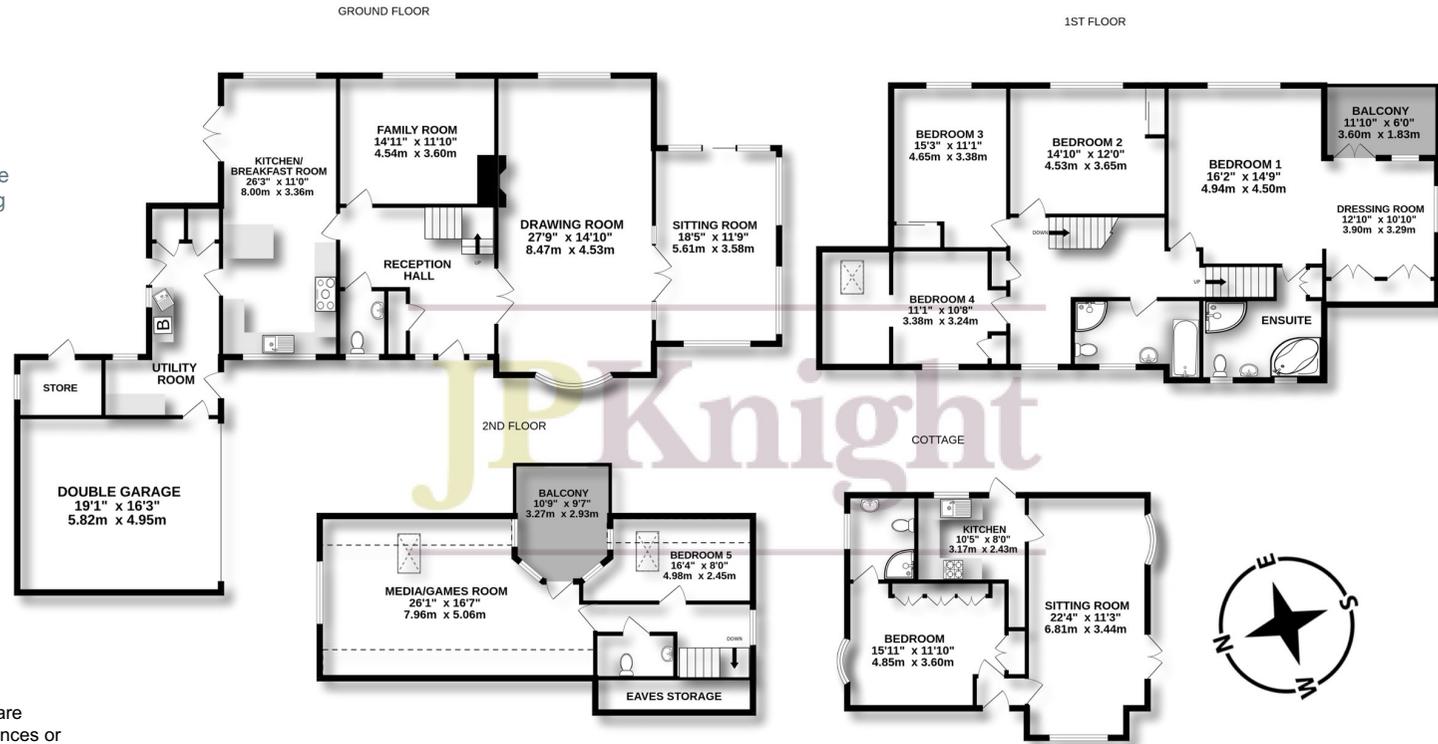
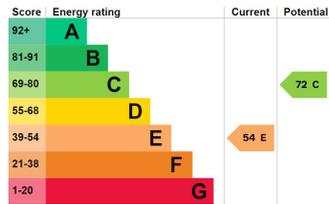
To the Front: Gated gravel drive, tall laurel hedge, area of lawn and a pond, paved Portico.

Double Garage: Up and over door, door to the house.

Rear Garden: A lovely feature the gardens enjoy an excellent degree of privacy and face easterly. There is a paved terrace leading to a large area of lawn with establish shrubs and trees to the borders and a brook to one side. There is a loggia off the sitting room, a covered store to the side of the cottage and there are side gates to the front.



Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right to Benson into Church Road, right at the T-junction towards the village and immediately left into the Watlington Road (B4009). Follow this road through the village, turn right at the roundabout serving the new home site and take the 1st left turning to Roke. Follow the road through Rokemarsh towards Berrick Salome, the house is on the right after 0.9 of a mile.



TOTAL FLOOR AREA : 4524sq.ft. (420.3 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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