

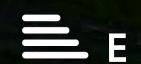
WE VALUE



YOUR HOME



Roke Marsh, Roke
Offers In Excess Of £1,000,000



An exceptional opportunity to acquire a charming period home with its own paddock, set within approximately 1.2 acres in a highly sought-after semi-rural hamlet. Believed to date back to circa 1750 with later additions, this delightful property offers a wonderful sense of space, privacy, and idyllic countryside living.

The grounds are a true highlight, featuring beautifully maintained formal gardens mainly laid to lawn, framed by mature borders and established hedging. Beyond the garden lies a fully fenced paddock extending to just under an acre, with direct gated access from the road—ideal for those with equestrian interests, smallholding ambitions, or simply a love for the outdoors.

The property is approached via a gated driveway with ample parking for several vehicles and a double garage. Inside, the accommodation is both spacious and versatile, comprising four reception rooms, a traditional kitchen, a utility room, and a cloakroom.

Upstairs, there are four generously proportioned double bedrooms, two with en-suite facilities, and a well-appointed family bathroom. The layout is ideal for family life or hosting guests, while the setting offers a rare blend of tranquillity and convenience.

Directions:

From Watlington take the B4009 towards Wallingford and Benson. Pass through the village of Britwell Salome and proceed for a further 2 miles or so. Take the second right-hand turning to Roke and Berrick Salome. The drive entrance to 'Partridges' will be found on the right as you approach the first group of buildings in the hamlet (just before Harrow Corner).

From Benson, heading towards Watlington and on the B4009, follow the road through the outskirts of Benson village. Take the first left-hand turning to Rokemarsh and Berrick Salome. The drive entrance to 'Partridges' will be found on the right as you approach the first group of buildings in the hamlet (just before Harrow Corner).





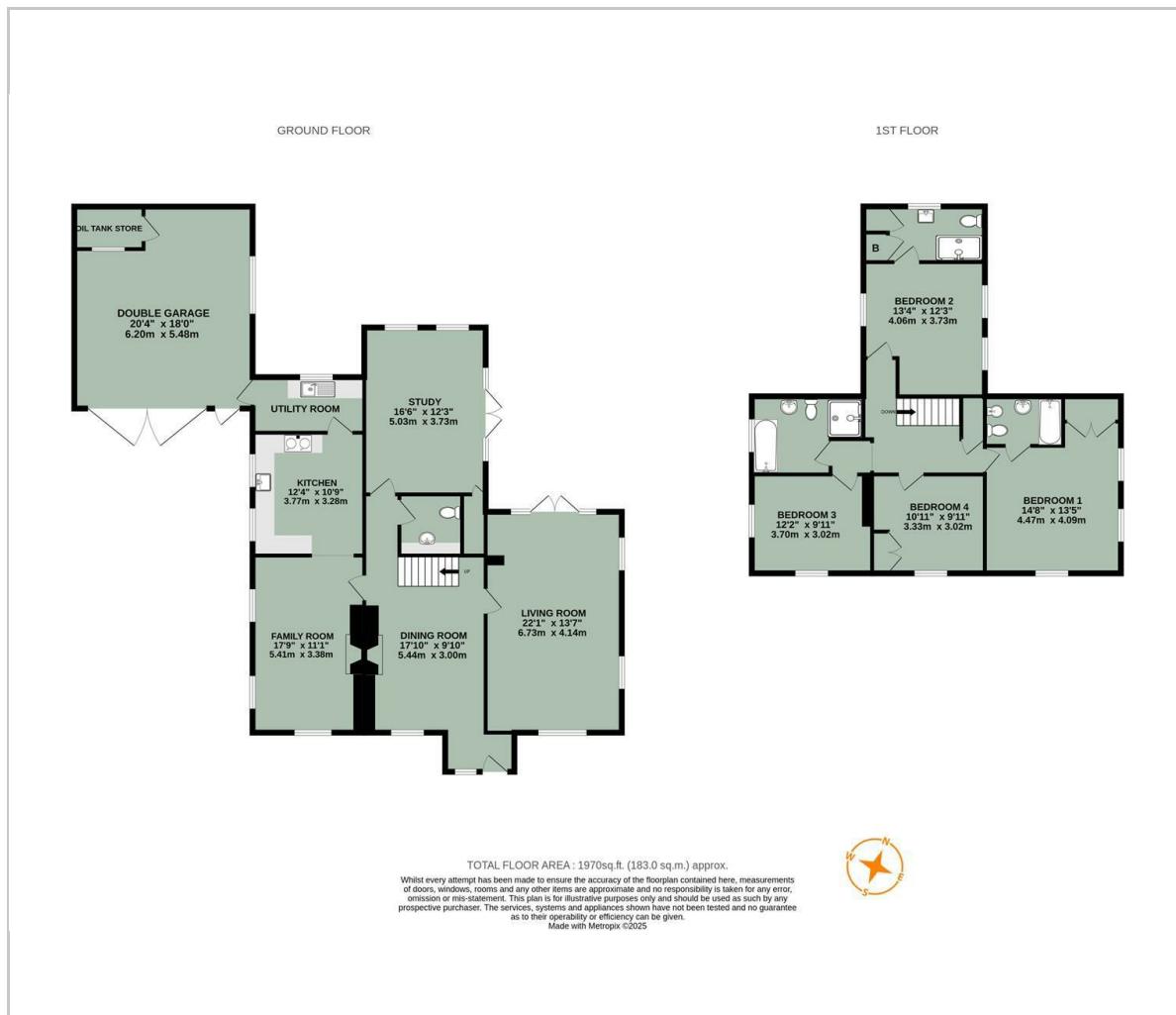
- CHARMING PERIOD HOME DATING BACK TO CIRCA 1750 WITH LATER ADDITIONS
- COMES WITH IT'S VERY OWN PADDOCK
- APPROXIMATELY 1.2 ACRES, OFFERING SPACE, PRIVACY & COUNTRYSIDE LIVING
- BEAUTIFULLY MAINTAINED PRIVATE GARDEN
- FULLY FENCED PADDOCK EXTENDING TO JUST UNDER AN ACRE
- OFF-STREET PARKING FOR SEVERAL VEHICLES AND A DOUBLE GARAGE
- SPACIOUS & VERSATILE LIVING SPACE - FOUR RECEPTION ROOMS, KITCHEN, UTILITY & CLOAKROOM
- FOUR GENEROUSLY PROPORTIONED DOUBLE BEDROOMS
- TWO EN-SUITES & SEPARATE FAMILY BATHROOM
- TUCKED AWAY IN A HIGHLY SOUGHT-AFTER SEMI-RURAL HAMLET



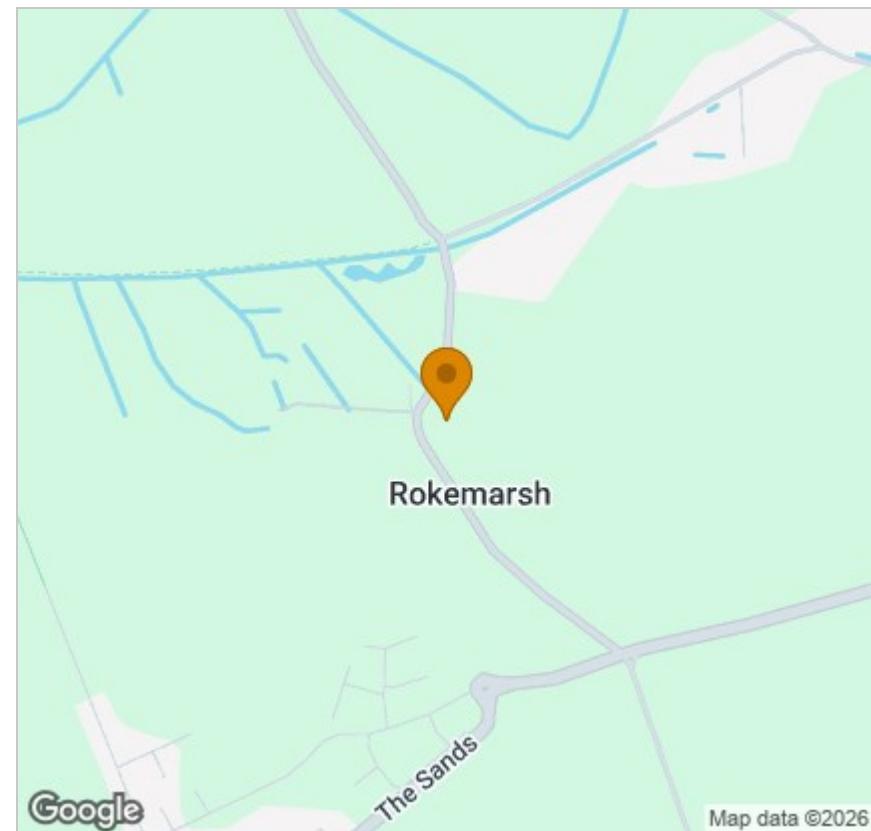
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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