



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Caer Urfa, Berrick Salome, OX10 6JQ

An impressive five bedroom detached family home set within a private courtyard, enjoying mature gardens, countryside views and over 3,200 sq ft of versatile accommodation in the heart of Berrick Salome.

Berrick Salome

Berrick Salome is a charming and peaceful South Oxfordshire village set amidst beautiful, unspoilt countryside, offering an idyllic rural setting while remaining exceptionally well connected.

The village lies between the vibrant market town of Watlington, with its independent shops, cafés and amenities, and the historic riverside village of Dorchester-on-Thames. The larger village of Benson, just 2 miles away, provides a wide range of everyday facilities including a supermarket, pharmacy, public houses and the popular Riverside Café on the banks of the Thames.

Berrick Salome is also almost exactly midway between Oxford and Henley-on-Thames, both reachable in around 30 minutes by car. Whether exploring Oxford's cultural attractions or enjoying a leisurely riverside walk in Henley, both destinations are within easy reach.

The nearby market town of Wallingford, approximately 4 miles away, offers a range of shopping, dining and leisure facilities. For commuters, Didcot Parkway (approximately 7 miles away) provides regular services to London Paddington in as little as 46 minutes.

The area offers an excellent choice of both state and independent schools. Nearby preparatory schools include Chandlings, Moulsoford Preparatory School and Cranford House, while highly regarded senior schools include St Edward's School, Headington Rye, Oxford High School, Radley College, Pangbourne College and Bradfield College. Popular local state schools can be found in Benson and Ewelme.





Caer Urfa

Tucked away within a private gravelled courtyard of just three substantial homes, Caer Urfa (meaning Fortress) is an impressive detached five-bedroom family home extending to approximately 3,217 sq ft, occupying a mature plot of around a quarter of an acre in the heart of this highly sought-after South Oxfordshire village.

Designed in an attractive barn-style, the property combines characterful architecture with generous and versatile living accommodation, all enjoying delightful views across the surrounding countryside and conservation area.

The sense of space is immediately apparent upon entering the house, where a striking full-height reception hall creates a memorable first impression. A galleried landing above further enhances the feeling of light and volume that flows throughout the home.

At the heart of the property is the spacious kitchen, dining and family living area, perfectly designed for modern family life and entertaining, with direct access to the gardens beyond. A series of interconnecting reception rooms provide exceptional flexibility, including a sitting room with fireplace and a garden room/2nd reception room with vaulted ceiling. A study offers an ideal space for home working, while a utility room and cloakroom complete the ground floor accommodation.

The first floor is arranged around the impressive vaulted galleried landing and comprises five well-proportioned bedrooms served by three bath/shower rooms. The principal bedroom enjoys attractive views across the adjoining farmland and benefits from an en suite bathroom, while the guest bedroom also features its own en suite. Three further bedrooms are served by a generous family bathroom with bath and separate shower.

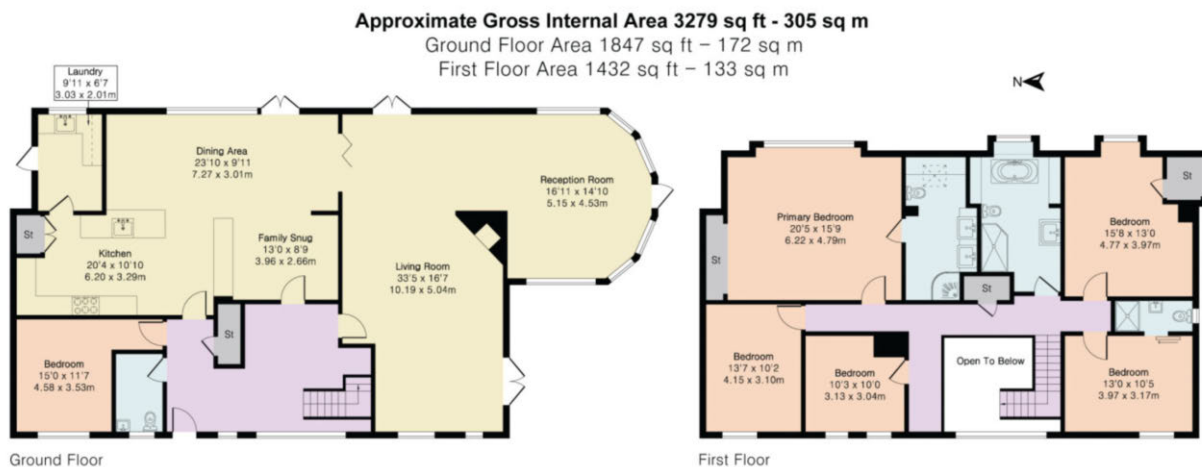
Outside, the mature gardens provide a wonderful backdrop to the house, overlooking open farmland to the rear. Predominantly laid to lawn and bordered by established planting, the gardens offer plenty of space for families and keen gardeners alike. A large terrace provides the perfect setting for outdoor dining and entertaining.



Directly opposite the house is a substantial open-fronted oak-framed barn providing covered parking for two vehicles, together with useful stores and ample additional parking within the courtyard.

Occupying an enviable position within the Berrick Salome Conservation Area, Caer Urfa offers the rare combination of village tranquillity, far-reaching rural views and excellent connectivity to Oxford, Henley-on-Thames and London, making it an exceptional family home in one of South Oxfordshire's most desirable villages.





SERVICES

Oil fired central heating, mains water and ceptic tank.

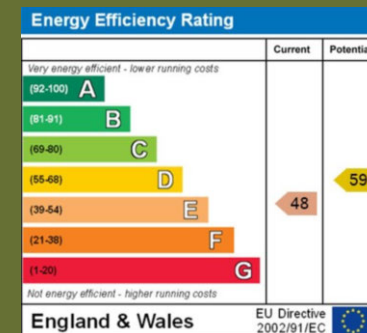
LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Council Tax Band G

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES



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