

Berrick Lodge

BERRICK SALOME, WALLINGFORD, OX10 6JN

bespoke
BY BRECKON



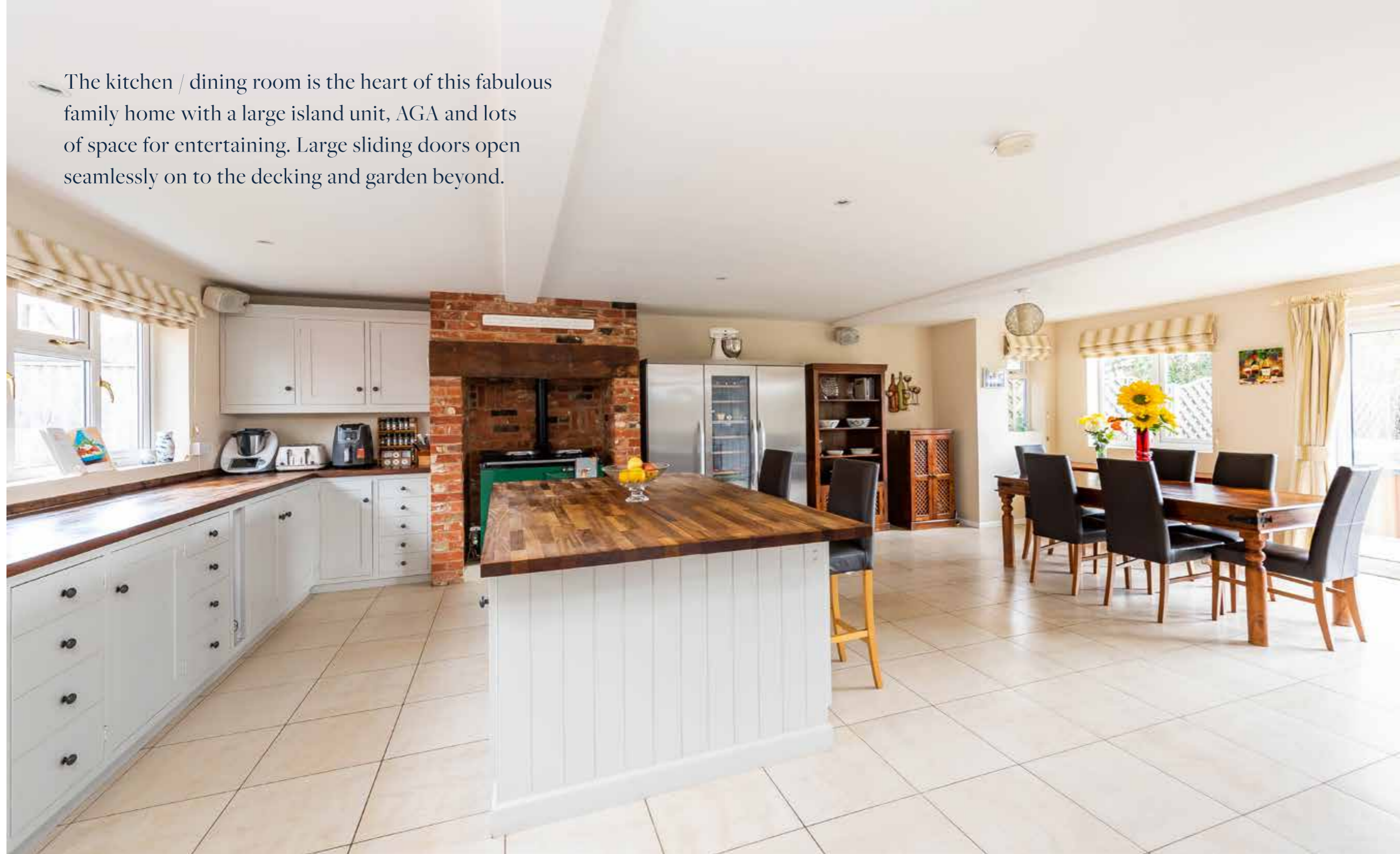
Situated within the heart of the village, Berrick Lodge is a spacious family home with a generous south facing garden.

Approx Gross Internal Area: 2,538 sq ft / 236 sq m



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The kitchen / dining room is the heart of this fabulous family home with a large island unit, AGA and lots of space for entertaining. Large sliding doors open seamlessly on to the decking and garden beyond.



IMAGES FROM LEFT:
Kitchen, Hallway,
Garden Room



Upon entering the property there is a welcoming entrance hall, from which you will find the stairs taking you to the first floor, or you may continue through to the ground floor accommodation. There is a large sitting room with fireplace and another set of double doors opening on to the garden.





IMAGES:
Garden Room, Dining Room,
Guest Room, Sitting Room



There are two further reception rooms, both currently used as home offices, but would make wonderful playrooms for young children or snugs. One also benefits from direct access on to a lavatory. There is also a downstairs cloakroom and copious amounts of built-in storage can be found throughout this property.

IMAGE BELOW:
Master Suite



GROUND FLOOR

Kitchen	5.74m x 3.41m	18'10" x 11'2"	Sitting Room	6.59m x 4.55m	21'7" x 14'11"
Dining	5.73m x 5.04m	18'10" x 16'6"	Garden Room	2.93m x 3.41m	9'7" x 11'2"
Utility	1.72m x 2.21m	5'8" x 7'3"	Guest Room	2.93m x 3.98m	9'7" x 13'1"
Study	2.73m x 2.53m	9'0" x 8'4"	Garage (not shown)	6.48m x 4.75m	21'3" x 15'7"



IMAGES FROM LEFT:
Bedroom 3, Family Bathroom,
Landing



IMAGES FROM LEFT:
Bedroom 4, Master Ensuite,
Study



The master bedroom on the first floor is exceptional with an ensuite, dressing area and a large balcony with views over the garden, neighbouring orchard and fields beyond.

This room has been perfectly designed to make the most of this stunning view. There are two further good-sized double bedrooms alongside a smaller single bedroom.





FIRST FLOOR

Master Suite	5.77m x 5.93m	18'11" x 19'6"	Bed 2	3.70m x 2.95m	12'2" x 9'8"
Ensuite	1.78m x 1.54m	5'10" x 5'0"	Bed 3	2.80m x 3.09m	9'2" x 10'2"
Dressing	1.86m x 2.54m	6'1" x 8'4"	Bed 4	2.90m x 4.27m	9'6" x 14'0"
Bath	1.78m x 2.17m	5'10" x 7'2"	Bath	1.89m x 1.90m	6'2" x 6'3"



Services:

Main sewers, electricity and oil. There are also solar panels for heating water.

IMAGES FROM LEFT:

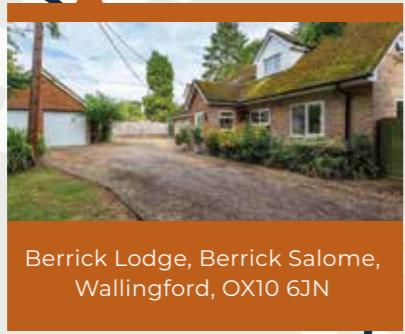
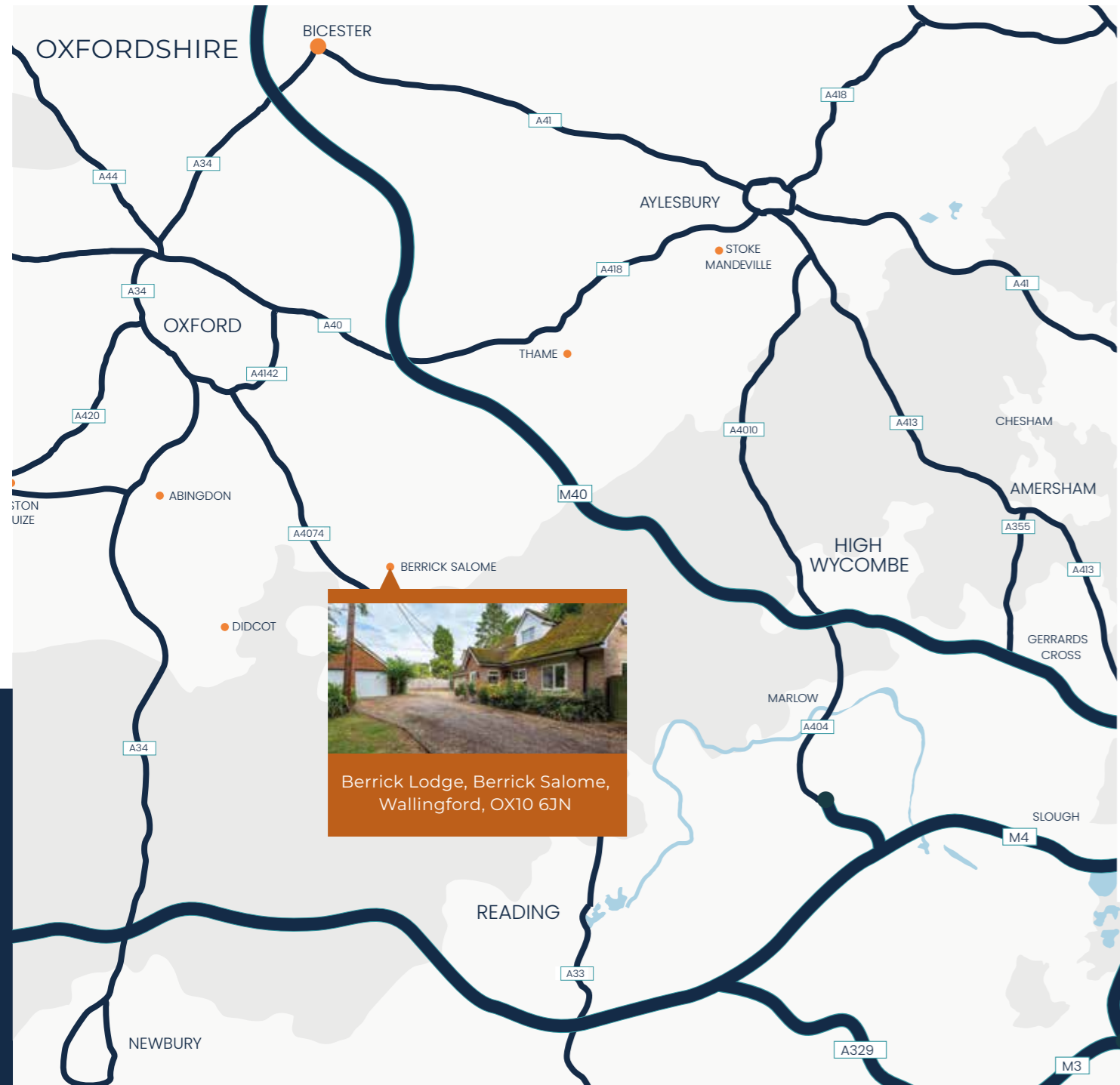
Rear Garden
Decking Area
Bali Hut



The property has been in the same ownership for a number of years and the current owners have recently redecorated throughout meaning any potential purchaser could move straight in. There is a "bali hut" in the rear garden which makes a perfect entertaining

space. A large area of decking leads you on to the rest of the south facing garden. It's rare to find a plot so private - backing directly on to a newly planted orchard and farmland beyond - whilst still being in the heart of this popular rural Oxfordshire village.





Berrick Lodge, Berrick Salome, Wallingford, OX10 6JN



IMAGES FROM TOP:
 Wallingford Town Centre
 View from Wittenham Clumps
 Ship Street, Oxford City Centre



Berrick Salome, Oxfordshire

Berrick Salome is situated on the edge of The Chilterns and boasts a thriving and welcoming community. The Chequers Inn, right next door to Berrick Lodge, is a popular gastro pub.

Set between bustling market towns of Wallingford and Watlington, amenities aren't far away. Wallingford provides extensive shopping and leisure facilities (including a weekly market) and Watlington enjoys a butchers, deli, coffee shop and much more.

There is a wide choice of schooling nearby including some of the county's best independent schools such as Cranford House, Abingdon Boys School, Radley College and Headington Girls School.

Well-regarded state schools are nearby in Watlington, Ewelme and Wallingford.

For travel further afield, the M40 is within easy reach and offers quick access into Oxford, Birmingham and London. Rail links into London and beyond are available from nearby Cholsey or Haddenham and Thame. Heathrow Airport is just over 35 miles away.

The Chiltern Hills and Berkshire Downs are world-renowned for their beauty and provide sensational country walks and cycle rides.

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Ready to view?



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