



# Superb opportunity to build a six bedroom house

Land to the South of Stonehaven, Berrick Salome, Oxfordshire

Freehold





Planning permission (P21/S4214/FUL) granted to build 5,111 sq ft country house comprising: • kitchen/family room • 3 reception rooms • 2 cloakrooms • 6 bedrooms • 6 bathrooms • integral double garage • garden

#### Distances

Benson 2 miles, Henley-on-Thames 13 miles, Watlington 5 miles, Oxford 11 miles,, M40 (J6) 8 miles

#### Situation

The land is set in the beautiful rural Oxfordshire village of Berrick Salome. The village has a thriving community and popular gastropub, The Chequers Inn. The nearby village of Benson has facilities including shops, library, church, village hall and primary school. Just about 5 miles away you have the market town of Watlington, set in an Area of Outstanding Natural Beauty, with many amenities to include, butchers, deli, coffee shop, post office, supermarket and public houses. The market town of Wallingford is 7 miles away and provides extensive shopping and recreational amenities. Larger supermarkets, and a wider range of shopping and leisure facilities are available in Henley-on-Thames 13 miles, or Oxford 11 miles. The area is well connected by road, with the M40 8 miles away, providing easy access to the M25, London and towards the Midlands.

Rail links to the City can be found at Cholsey via Reading or Haddenham and Thame,

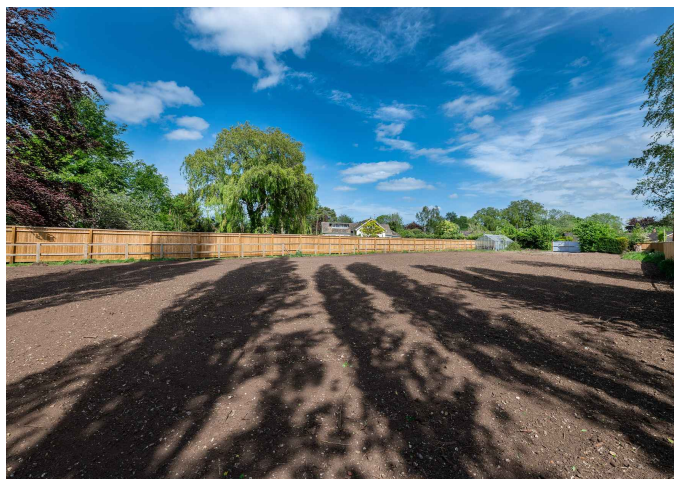
and the M25 and Heathrow airport are accessible via the M40 to the north (junction 6) or the M4 to the south (junction 12). The opening of Crossrail in 2022 will only enhance the regions communications.

There is independent schooling nearby, of excellent repute including Cranford House, Mouldsford Preparatory School, Abingdon School, Radley and Headington. Watlington has the Oxfordshire Bus Partnership servicing the main independent Oxford schools such as Dragon and Magdalen College School. There are also well-regarded state schools in Ewelme, Watlington and Wallingford

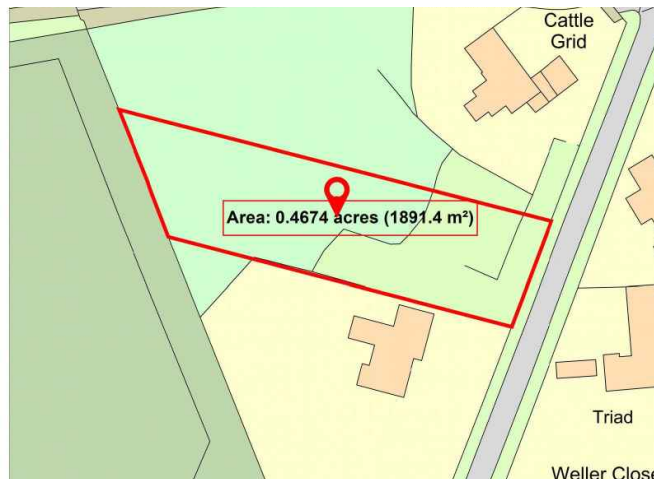
#### Description

This is a superb opportunity to build a country house in excess of 5,000 sq feet set in a plot of 0.5 acres within the lovely village of Berrick Salome.

Planning permission (P21/S4214/FUL) has been granted for a 6 bedroom country house with an integral double garage. The elegant design provides 3 reception rooms, kitchen and family room and ground floor en suite bedroom.







To the first floor is an impressive principal bedroom suite with balcony overlooking the garden and grounds.

The plot is to the south of Stonehaven in the village and provides a rare opportunity to create a wonderful new home built to your own specification in a stunning village setting.

#### Directions

From Henley-on-Thames, take the A4130/Fair Mile away from the town centre and after seven and a half miles, turn right onto Old London Road. Continue for two miles, and then follow the road round to the right as it becomes Clay Lane. After a mile, turn right at the junction onto Green Lane and then turn left onto Eyre's Lane. Take the next turning on your left and then follow the road to the right as it becomes Cottesmore Lane. [JL1] Turn left onto the B4009 and through the village of Roke. The land to the south of Stonehaven will be found on the left. Post code OX10 6JR.

#### General Remarks and Stipulations

##### Tenure

Freehold with vacant possession on completion.

##### Local Authority

South Oxfordshire District Council.

##### Post Code

OX10 6JQ

##### Viewing

Strictly by appointment with Savills.

##### Agent's note

Please note CGI images have been used for the front and rear exterior of the house design.

Land to the South of Stonehaven, Berrick Salome, Oxfordshire

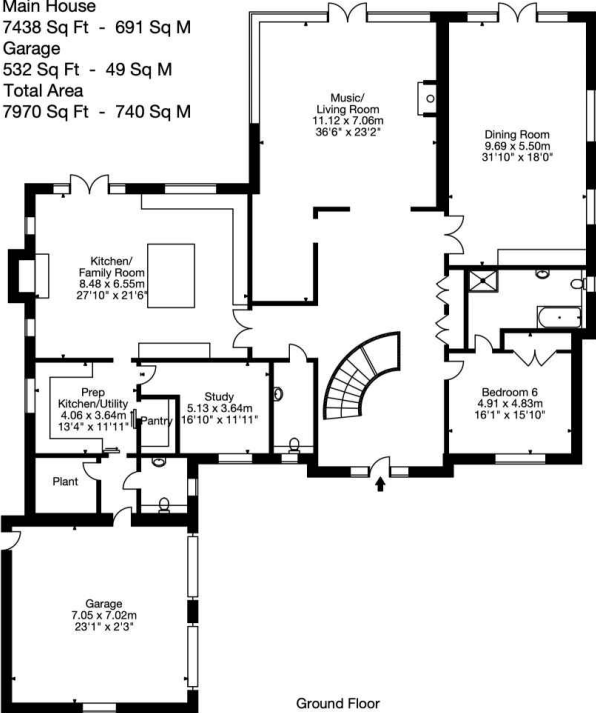


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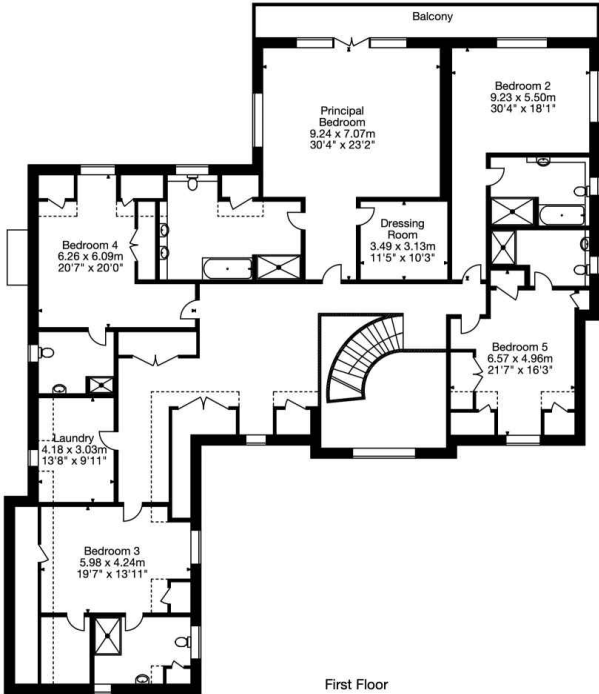
savills.co.uk

**Contact**  
Savills Branch  
**01491 843001**  
henley@savills.com

Land adjacent Stonehaven,  
Berrick Salome,  
Oxon OX10 6JQ  
Main House  
7438 Sq Ft - 691 Sq M  
Garage  
532 Sq Ft - 49 Sq M  
Total Area  
7970 Sq Ft - 740 Sq M



Ground Floor

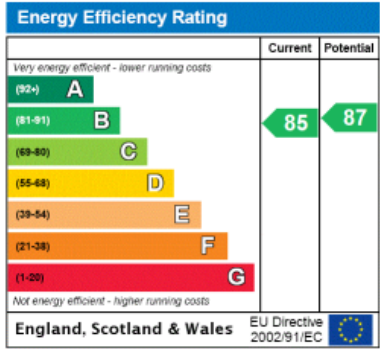


First Floor

Capture Property Marketing 2022. Drawn to RICS guidelines.  
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Plan is for illustration purposes only. Not drawn to scale.

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For identification only. Not to scale. © LS225081



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