

Castle Hill, Britwell Salome, Oxfordshire

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# An incredibly private and versatile four bedroom village house and stables with an exquisite rural outlook.

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## Summary of accommodation

**Ground floor** Entrance hall | Sitting room | Kitchen/dining room | Utility room  
Further kitchen/reception room | WC

**First floor** Four bedrooms | Two bathrooms

**Outside** Detached office | Three stables | Tackroom | Workshop | Hay store  
Store | Kennels | Lorry parking | Beautiful views | Private and secluded setting

**In all, approx. 3.33 acres**

## Distances

Watlington 1 miles, M40 (Jct.6) and The Oxford Tube 4 miles, Wallingford 7 miles

Henley-on-Thames 11 miles, Oxford 14 miles, London Heathrow 35 miles

Central London 45 miles

(All distances and times are approximate).





## Situation

The property is approached via an idyllic leafy lane then a long drive flanked by paddocks. Britwell Salome and the surrounding country is an Area of Outstanding Natural Beauty and a renowned favourite for outdoor pursuits, especially horse riding, owing to the unrivalled network of bridle paths accessible straight from the property's doorstep.

Despite the rural and private setting, the village benefits from being less than one mile from Watlington where day-to-day shops are to be found, with bustling Wallingford - a larger, well-serviced market town - approximately 7 miles away.

The M40 (Jct. 6) is 4.5 miles from Britwell Salome, providing easy access to Oxford and gateway to the Midlands, and London. Heathrow Airport is 33 miles away approximately. Thame, Henley-on-Thames, and High Wycombe are also readily accessible from the village.

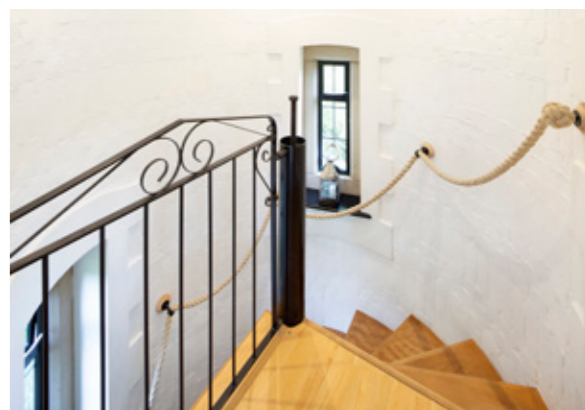
Various Ofsted-rated Outstanding and good primary and secondary schools, including Watlington Primary School and Icknield Community College, are in the immediate area.

Britwell Salome also features a cricket club, a popular pub and a farm shop, and a village hall creating a welcoming community for the residents of this desirable village.

## The Property

The property dates from the 1800s but has been lovingly extended and refurbished by the current owners. The accommodation is wonderfully versatile, and the layout and space are well suited to modern-day life while tastefully reflecting the original history and character of the era.

The house is accessed via steps up to the front terrace, which leads into a spacious hallway. Upon entering the wonderfully expansive kitchen/dining room to the right, the age and history of the property are instantly noticeable owing to the exposed brickwork, flagged flooring and attractive open fireplace. The kitchen is fitted and comprises extensive high and low-level storage units, worktops and modern appliances, including a Siemens oven and grill. There is ample space for a large dining table, making this the ideal room for family time and entertaining. The kitchen is bright and airy with dual aspect windows providing splendid views over the surrounding gardens and countryside. It also retains a lovely cosy, homely feel enhanced by the woodburning stove, perfect for chilly evenings.





Heading left from the entrance hall is the living room, a spacious room with practical flagged flooring and beautiful views from dual-aspect windows, including French doors, which open to the delightful, flower-bedecked terrace. This room also benefits from a cosy open fireplace.

There are four bedrooms and two bathrooms in total. Three are accessed via the kitchen/dining room; a fourth has separate access and has been let as an annexe, generating good income. All the bedrooms enjoy breathtaking views across open fields to the rear or stunning private grounds to the front. The family bathroom has a white three-piece suite comprising a bathtub with a shower above and a glass shower panel. Floor and wall tiles are used throughout, and there is a large floor-to-ceiling double built-in cupboard. Additional storage cupboards can be found on the main upper landing.

A second entrance to the property also reached via the front terrace, forms part of a tastefully designed extension created to enhance the property while embracing and preserving its unique history. Kitchen/dining room two, with its incredible abundance of space and natural light, is a beautiful addition to the house and blends effortlessly with the original structure. There are triple-aspect windows with breathtaking views across the property's grounds and countryside beyond, creating a lovely bright, welcoming living space equipped with a fitted kitchen. With stylish floor tiles throughout, ambient down lighting and neutral décor, this is a beautiful room to be enjoyed on any occasion, being of a size generous enough for soft furnishings and a dining table.

A characterful wooden spiral staircase leads up to Bedroom One above. This impressively spacious room has high ceilings and far-reaching views. Light wooden flooring flows into the striking bathroom comprising a three-piece suite, a bathtub with a shower above, and a glass shower panel. The attractive en suite is partially tiled and enjoys convenient under-venity storage. There is underfloor heating throughout the bedroom, en suite and kitchen/living area below.

Owing to its convenient separate entrance and tucked away location, the extension offers fantastic scope for a fully self-contained holiday let or B&B.

The utility room on the ground floor, close to Kitchen/dining room two, benefits from a sink and convenient plumbing for a washing machine, dryer, and ample storage facilities.



