

3 HAMILTON PLACE

CHECKENDON



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***A beautiful 6 bedroom family home
in a stunning location***

**Entrance hall • Kitchen/dining room/family room/orangery
Drawing room • Study**

**First floor: Master bedroom with dressing room
and en suite bathroom • 3 Further en suite bedrooms**

**Second floor: 2 Further bedrooms (one currently used as a media room) and a
family bathroom**

**Landscaped gardens • Private parking
Triple garage**



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



3 Hamilton Place

This immaculately presented property is set within a gated community built by Millgate Homes in 2016. Located in the stunning Chiltern Hills close to Henley-on-Thames in an Area of Outstanding Natural Beauty, this family home offers the ultimate in space and quality with a sophisticated blend of Arts & Crafts architectural styling and classic design.

The accommodation is arranged over 3 floors and boasts a magnificent light-filled galleried staircase and large reception rooms ideal for entertaining.

The open plan kitchen area forms the relaxed heart of this stunning home with a bespoke range of hand-painted floor and wall shaker style cabinets, complemented by quartz stone worktops as well as top of the range appliances. The reception rooms open out into the terracing and gardens and there is a beautifully fitted study by Neville Johnson to the front.

The sumptuous master bedroom has a terrace with lovely views over fields to the rear. All the first floor bedrooms boast luxury en suite bathrooms and fitted wardrobes and the two bedrooms on the second floor share a family bathroom. The bathrooms all include Villeroy & Boch sanitaryware and granite and quartz tiling.

The property has 'state of the art' heating, electrical and lighting systems including Cat 6A wiring throughout and heated flooring to the ground and first floors.

Gardens and Grounds

The garden is mainly laid to lawn with an elegant greenhouse, a large shed, and raised vegetable beds. The current owners have landscape design plans in place. There is a triple garage.



3 Hamilton Place, Checkendon, Reading, RG8 0BQ
APPROXIMATE GROSS INTERNAL FLOOR AREA
431sq.m (4,641sq.ft)

Situation

Henley on Thames and surrounding villages benefit from excellent shopping and other facilities including, prize-winning restaurants, Henley Royal Regatta, Henley Festival of Music and Arts, Henley Literary Festival, regional and farmers markets, Theatre, Cinema and the River and Rowing Museum, many golf courses and equestrian centres.

Directions (RG8 0BQ)

Leave Henley along the Fairmile A4130 signposted to Nettlebed. Go straight over the roundabout in Nettlebed and through the village. After a further 0.5 miles turn left into Timbers Lane and keep on this road as it merges into Kit Lane. After 1.6 miles Hamilton Place can be found on the right.

Local Authority

South Oxfordshire District Council

Services

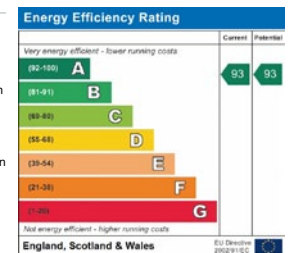
Mains water, electricity and drainage. Fibre broadband. Gas hob. LPG fuelled boiler; underfloor heating to ground and first floors, radiators to second floor.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

SECOND FLOOR

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