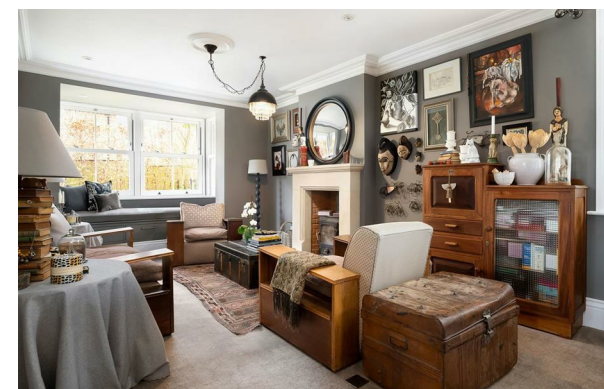




Wynford Uxmore Road, Checkendon, Oxfordshire, RG8 0SX

- Refurbished and extended 4-bedroom Victorian villa-style house
- Sitting room with open fireplace
- Principal bedroom with dressing room and en suite
- Enclosed rear garden with low-upkeep salt water pool
- Luxury finishes from a professional architectural designer
- Dining room with doors to veranda
- 3 further double bedrooms and 2 bathrooms
- Dramatic modern fitted kitchen with appliances
- Further snug and separate study
- Private parking for 4 cars

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Wynford Uxmore Road, RG8 0SX

A fabulous 4-double-bedroom Victorian house, recently extended and refurbished to an excellent standard, located in the popular Chilterns village of Checkendon. Contemporary open-plan living, multiple attractive reception rooms, separate study, enclosed landscaped rear garden with covered patio and garden room; and gated gravel parking for several cars.



Council Tax Band: E



ACCOMMODATION

The house has a pretty brick façade, with modern double-glazed sash windows, a canopied porch with ornamental fascia and a covered walkway. The original part of the house is more than 100 years old, with extensions built in the last 7 years. Through the part-glazed wooden front door and into the entrance hall, with marble tiled flooring with under-floor heating. The space has high ceilings with ornamental coving and attractive period lighting.

A study benefits from dual-aspect windows with fitted plantation shutters, and fitted office storage. The cloakroom has a wash-hand basin on a wooden pedestal, a pair of wall-mounted vanity lights, marble floors and a w.c.. The room has been fitted with clever hidden storage compartments, the larger of which is under the stairs.

Into the main reception space, with flexible open-plan layout with doors. The dining room forms the heart of this space, with marble floors, high ceilings, recessed lighting and a feature chandelier in the centre. A pair of French doors lead out to the garden terrace. Through internal glazed French doors into the sitting room - an elegant room with fitted carpets, recessed lighting and a pendant light, triple-aspect windows, a wood-burning stove with granite hearth and a sandstone mantelpiece, fitted bookshelves and a box-bay window with fitted window-seat. From the dining room, sliding pocket doors open into a smaller family room, with wooden floors, a wood-burning stove with granite heart and a sandstone mantelpiece, recessed lighting and a pendant light. Triple-aspect windows include a box bay.

Into the dramatic wooden fitted kitchen / breakfast room, with dark painted wooden shaker-style wall and base units, high-end fitted appliances, kick-plate lighting, down-lighters and pendant lights above the island. The room has marble tiled floors with under-floor heating, granite worktops across all surfaces and bright chrome handles. Fitted appliances include a 1 1/2 bowl ceramic sink, Insinkerator, a 5-ring induction hob with extractor fan over, a combination oven, a convection / steam oven, a wine fridge, a dishwasher, a pair of fridges and a pair of freezers. The island has fitted cupboards beneath, a breakfast bar and wine storage. Extensive storage units include a pull-out larder unit, drawer units, a 'toaster' station, and a generous 'coffee station'. The bright breakfast area has space for a smaller table with pendant light over, windows and a pair of French doors to the garden and a fitted 'welsh dresser' style unit with glazed cupboards, a granite worktop and base units, with space for dog beds.

The separate utility / laundry room continues with the same dark shaker-style theme, with granite worktops and generous storage. There is an inset ceramic butler sink, tall cupboard with stackable washing machine and tumble-dryer inset. The room has a part-glazed door to the side of the property and a window.

First Floor

From the entrance hallway and up the painted wooden staircase, with an attractive fitted stair runner and chandelier over. A large sash window overlooks neighbouring equestrian land to the side of the house. The upstairs landing is carpeted, with recessed down-lighters and antique style modern radiators. There is a large airing cupboard with wooden shelves and the boarded loft can be accessed from the landing with a loft-ladder, providing useful storage.

The principal bedroom suite is an elegant and spacious set of rooms. A carpeted entrance way has fitted display and bookshelves, and leads past the en suite bathroom - with marble floors, twin vanities set into a

wooden cupboard with laundry drawers and a fitted mirrored cabinet with vanity lighting to either side. The en suite bathroom features a free-standing bathtub, a separate walk-in marble-tiled shower with twin rainfall heads and a shower wand, a w.c., hidden storage, and a pair of heated towel rails. A window has fitted plantation shutters, overlooking the rear garden. Into the bedroom, a generous carpeted double with windows on a dual aspect with views across the garden and to open countryside. A pendant light and down-lighters provide lighting options. A bank of fitted wooden wardrobes lead through to a hidden extensive walk-in wardrobe, with integrated hanging space, shelves, a mirror and lighting.

The second bedroom is a carpeted double with a window to the side of the property, and fitted wardrobes. An en suite bathroom has marble tiles, a walk-in shower with rainfall head, wash hand basin and w.c., with a heated towel rail.

The family bathroom has marble tiles, a window to the front with fitted plantation shutters, a granite-topped vanity unit with drawers underneath, a free-standing bathtub, a trio of hidden storage cupboards, a w.c., and a walk-in shower with rainfall shower head, and a shower wand.

Bedroom 3 is a pretty double room, carpeted, with dual-aspect windows with fitted wardrobes. It would be perfect as a child or teenager's room, as it has a wooden staircase which leads up to the mezzanine playroom which is a charming space set in the roof, adjacent to loft storage. The mezzanine playroom features a Velux window, and 2 recessed beds set in the eaves. It has space for a desk and chair.

Bedroom 4 is a carpeted double with dual-aspect windows, the original Victorian fireplace and both a pendant light and down-lighters.

Outside

To the rear of the property is the 'plant' room, containing water tanks and boilers. A bin store is hidden from view within the confines of this functional space. The property is heated by Calor Gas, which is stored at ground level in the garden. The garden comprises a large travertine tiled patio with a glazed pergola over, with steps to the salt-water swimming pool. This low-maintenance pool is 1.6m deep, heated via air-source heat pump and features a retractable pool cover. **Agent's note: the owner has offered to remove the swimming pool and its pump equipment, and return the garden to lawn (see CGI images included).

The rest of the garden is set to lawn with trees and enclosed via hedges and estate fencing, with some ornamental beds. A brick garden room sits at the rear of the garden, and would make an ideal further home office, or as a quiet, comfortable space away from the house, with glazed French doors to the outside.

From the front, a metal gate is set in estate fencing to a gravel driveway fringed with mature beech hedging and young trees. A pedestrian gate is also set into the front. A pair of metal gates lead around to the rear garden.

LOCATION

Living in Checkendon

Checkendon is a delightful south Oxfordshire village surrounded by Beech woodland. It is 7 miles north of Reading and the Mainline train station and is located between Henley-on-Thames (9 miles) and Goring-on-Thames (7 miles).

There are a number of good pubs in the area. The Black Horse in Checkendon, the Rising Sun, Cherry Tree and Crooked Billet in Stoke Row and The Highwayman in Exlade Street all within a couple of miles. Stoke Row features a highly-regarded village convenience store/deli. Nearby Nettlebed has The White Hart pub, and a popular local deli, the renowned Nettlebed Creamery with 'Cheese Shed' and a popular village social club. The 'Blue Tin' Rare Breeds farm and shop is within walking distance from the house, selling an array of locally grown meat and produce, with a coffee bar, and providing catering for events.

Schools

Checkendon has a pre-school with a useful Breakfast Club. Checkendon Primary School has a woodland playground and runs a Forest School, and is well-regarded with a Good rating from OFSTED. There is Nettlebed Primary and Pre Schools (OFSTED Good) and Stoke Row Primary School (OFSTED Good) is less than 2 miles away. Woodcote, Gillotts and Maiden Erlegh Chiltern Edge Schools for secondary.

Prep schools include St Mary's School Henley and Rupert House School, and The Oratory Prep School. Private secondary schools include The Oratory, Queen Anne's School Caversham, Shiplake, Reading Bluecoat and Leighton Park School.

Checkendon is surrounded by plenty of public foot and bridle paths providing excellent walks and horse riding. There are a number of welcoming clubs nearby, including tennis, cycling and gardening. The cricket pitch is a short walk away. Checkendon also has an equestrian centre which is an approved riding school and Livery yard.

Services

Mains electricity

Calor Gas central heating

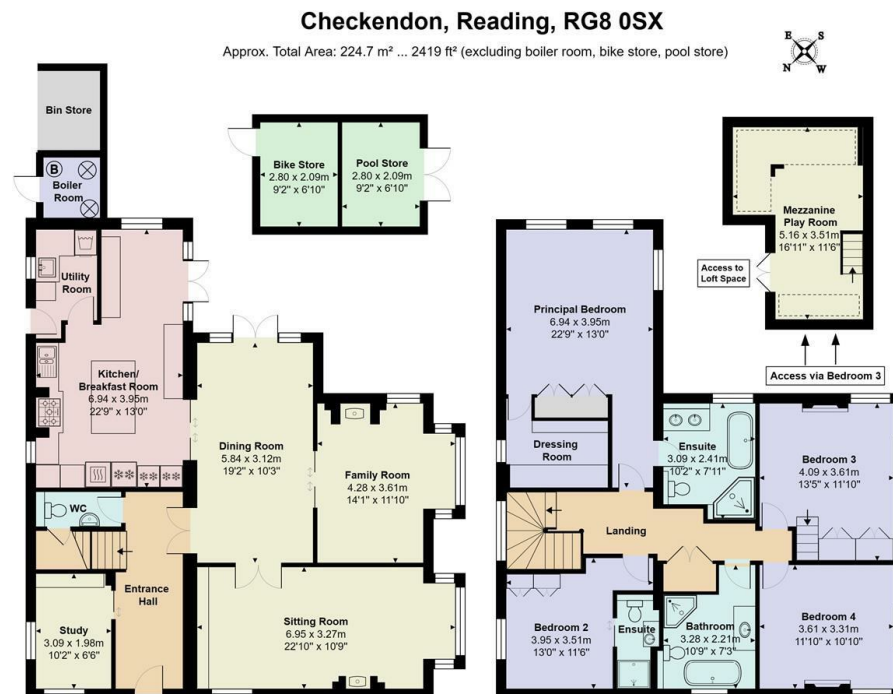
Swimming Pool heating via Air-source Heat Pump

Mains drainage

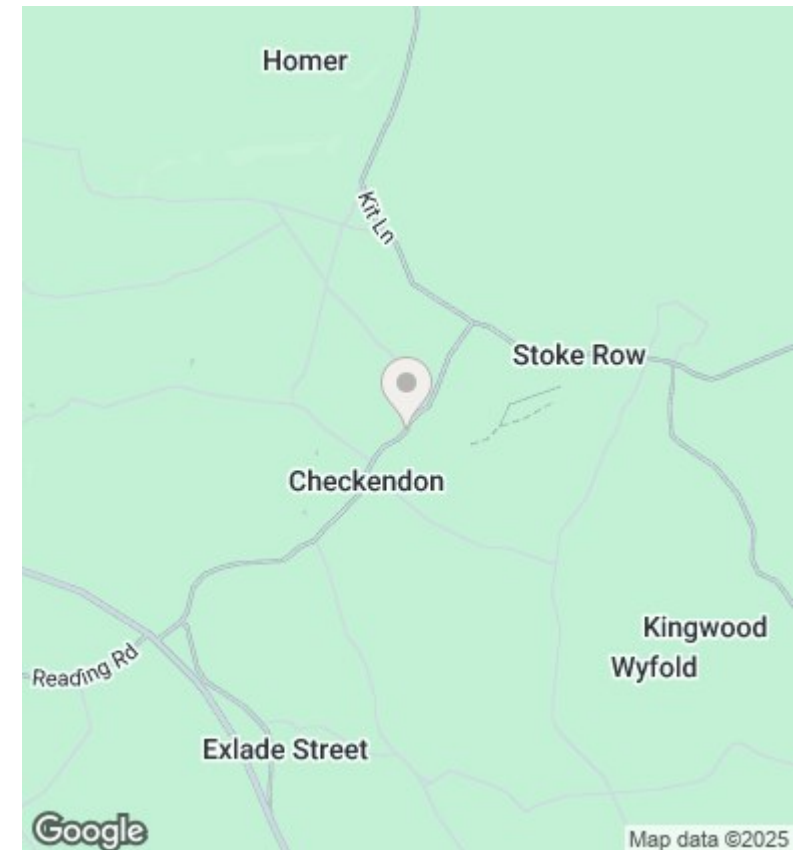
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

Leave Henley via Bell Street, Northfield End and along the Fairmile. Continue for approx 2 miles, through the village of Bix and through the woods to Nettlebed. Turn left at the mini roundabout towards Peppard and continue for approx 1.5 miles to Highmoor Cross. Bear right at the signpost Witheridge Hill, Stoke Row & Checkendon. Continue through the village of Stoke Row and turn left into Uxmore Road. Continue for approx 0.5 mile where the property will be found on the left hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		