



OLCOTE

KIT LANE ♦ CHECKENDON ♦ OXFORDSHIRE

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Woodcote - 1 mile ♦ Goring on Thames - 4.5 miles ♦ Henley on Thames - 8 miles ♦ Stoke Row - 2 miles ♦ Wallingford - 5.5 miles ♦ Reading - 9 miles ♦ Oxford - 18 miles (Distances approximate)

Within a wonderful country setting overlooking paddocks in this popular rural village, idyllically located and offering great commutability via road and rail, with mainline railway station in Goring on Thames providing access to London in under the hour.

A totally renovated detached property of approximately 1980 sq ft with high specification interior fittings with stunning country views across neighbouring paddocks and siting within its own private garden and grounds.

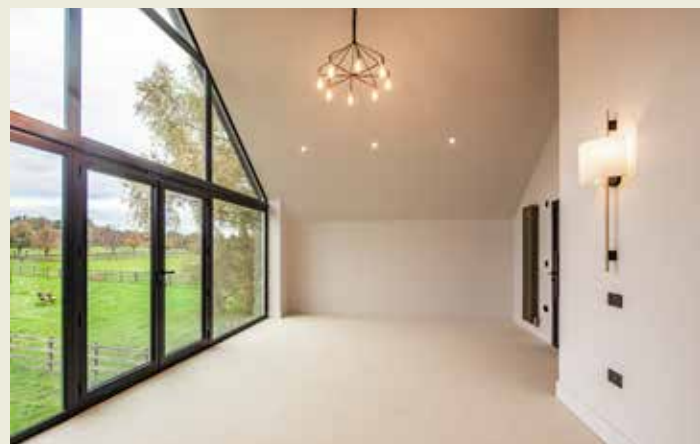
♦ Gated Driveway with Gravel Frontage

- ♦ Entrance hall
- ♦ Family Room
- ♦ Sitting Room
- ♦ Kitchen / Breakfast Room
- ♦ Utility Room / Cloakroom

- ♦ Vaulted Landing
- ♦ Main Bedroom with Ensuite Shower Room
- ♦ Second Bedroom Suite
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom

♦ Private Garden and Grounds Approaching 1/5 of an Acre

♦ In All the Accommodation Extends Approximately 1980 sq ft



SITUATION

The desirable village of Checkendon is situated in scenic wooded countryside on high ground between Woodcote and Henley on Thames in the North Chilterns "Area of Outstanding Natural Beauty". There is good road access for surrounding towns especially Reading and Oxford as well for both the M4 and M40 motorways.

Largely unspoilt and benefiting from little intrusive modern development, the village which was mentioned in the Domesday Book c.1086 retains its rural charm and boasts a well-supported cricket club with its own sports ground, a high Ofsted rated C of E Primary School and the Black Horse pub in the wood. In the small High Street overlooking a lawned Green there are several timbered period cottages depicting its rich architectural heritage and the village also boasts a notable mansion, Checkendon Court, which originally dates from Tudor times, together with one of the finest Norman churches in the county, noted for its 13th century wall paintings and semi-circular apse.

In addition to local well revered primary and secondary schools, the area is also extremely well served by an excellent range of both state and private schooling, of particular note; The Oratory Preparatory, The Oratory, Cranford House, Moulsoford Preparatory, Pangbourne College, Abingdon Boys and The School of St Helen & Katharine.

For rail commuters Goring with its mainline station and fast services up to London (Paddington approximately 40 minutes) is within easy driving distance. Crossrail services have commenced from Reading which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

PROPERTY DESCRIPTION

Olcote is a completely renovated property situated off a quiet lane within this rural village. A stylish modern build, the property has stunning part rendered elevations with birch cladding under a tiled roof. All windows and doors are from Origin and there are sliding and bi-fold doors in the kitchen breakfast room. Entrance is under a wide canopied veranda porch with door leading into the entrance hall. Wood effect tiled flooring runs through the hall and into the family and sitting room alongside black prime internal doors, glazed to allow light to spill through and then French doors from the sitting room give direct garden access. The utility room incorporates a cloakroom and then a door takes you into the generous kitchen breakfast room with porcelain tiled flooring featuring underfloor heating. With wall to wall sliding doors overlooking the paddocks beyond and French doors taking you out onto the terrace, it has a wonderful connection to outside. The kitchen is made by German company Häcker featuring exquisite streamline units with integrated appliances including Siemens oven/fridge/freezer/combi-oven, Bora hob and a Quooker tap. Quartz worktops and a large Island complete the look. Upstairs the ceilings are vaulted, which maximise the feeling of space. The main bedroom has a breathtaking picture window with Juliet balcony. The views across the paddocks and beyond are simply stunning. It features an ensuite shower room and all bathrooms are from stylish brand Crosswater. The second bedroom suite as a pocket door leading into the ensuite shower room and there is a family bathroom. There are 2 further bedrooms and all bedrooms have twist wool carpet.

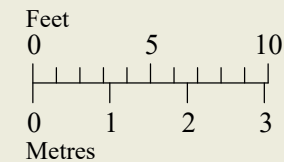
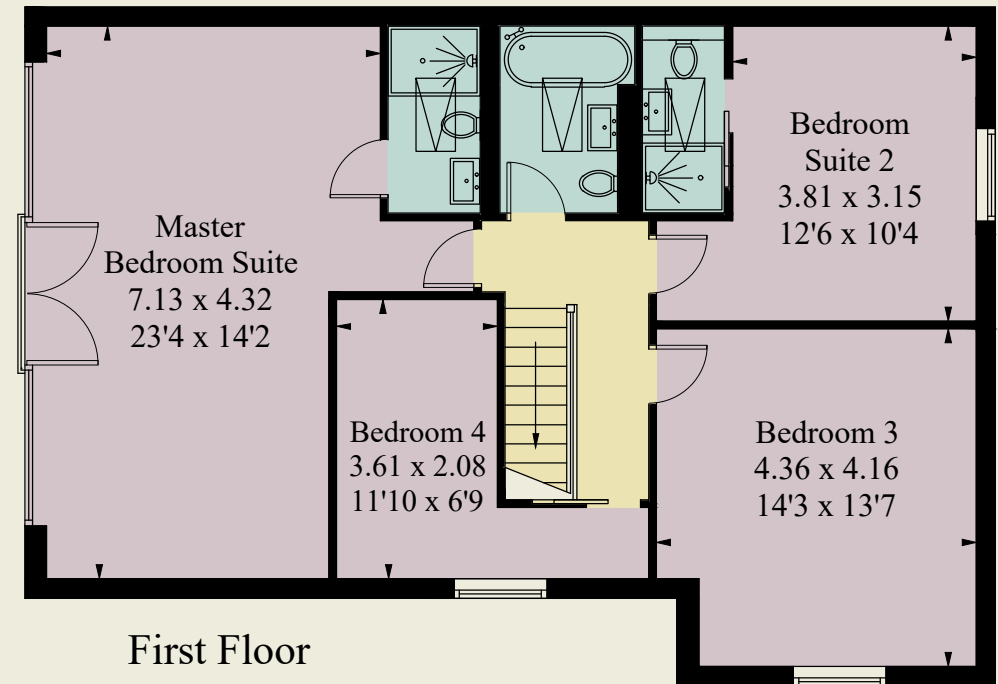
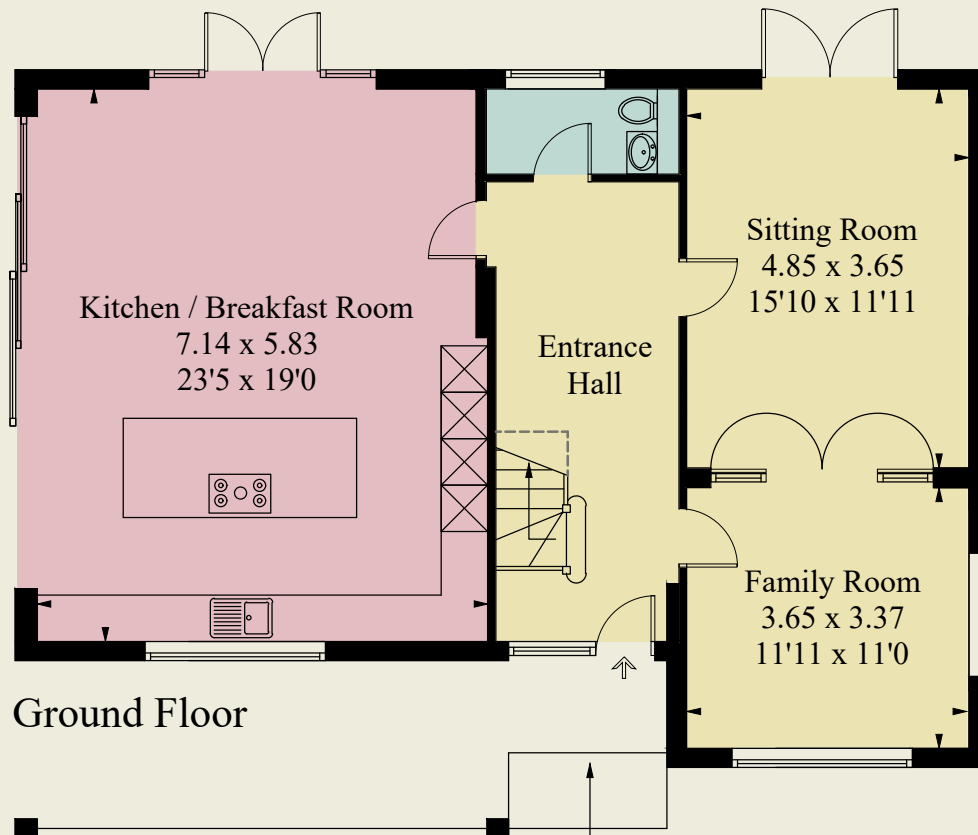
OUTSIDE

Located off a quiet unadopted road, entrance to the property is through a five bar gate onto the paved driveway behind hedged boundaries to the front. A deep white gravelled frontage sets off this attractive house and a paved porcelain tiled path leads to the front door with tiled veranda off to the side. The garden wraps around the house culminating in a rear private garden with fenced boundaries. A terrace running the width of the property allows for an "al fresco" lifestyle to enjoy the peace and quiet this countryside property offers.



Olcote, off Kit Lane, Checkendon, Oxfordshire, RG8 0TY

Approximate Gross Internal Area = 184 sq m / 1980 sq ft



CREATESPACE DESIGN ref 532

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Heating and hot water from oil fired boiler.

Council Tax: F

Energy Performance Rating: C / 69

Postcode: RG8 0TY

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From the mainline railway station in Goring on Thames, proceed up the road for 50 metres or so, taking the first right on to Reading Road. Follow this road up out of the village and on reaching Crays Pond in a further 2 miles turn left at the crossroads for Woodcote. Follow this road along into Woodcote itself and after passing the recreation ground on the right hand side turn right at the war memorial crossroads into Reading Road. Follow the road out of the village and on meeting the A4074 turn right towards Checkendon. Carry on through the village and out until you meet a T-junction. Turn left onto Kit Lane towards Ipsden, then almost immediately right up a private drive and Olcote will be found on the left hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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