



CHECKENDON HILL HOUSE

STICHENS GREEN ♦ BERKSHIRE



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Streatley-on-Thames / Goring on Thames - 2.5 miles ♦ Pangbourne on Thames - 2.5 miles
♦ Wallingford - 8 miles ♦ Reading - 7.5 miles ♦ Newbury - 12 miles ♦ Oxford - 20 miles ♦
M4 at J12 (Theale) - 8 miles ♦ London - Within the hour (Distances and times approximate)

Idyllically located in a most desirable rural location, surrounded by open countryside in a most impressive setting with panoramic far-reaching views, this stunning residence, built in 2010, extends to approximately 6,027 sq ft in all. It is an 'Arts & Crafts' inspired design by award-winning architect Richard Cutler, providing a cathedral-like ambience in a context of combined traditional and modern high quality materials, resulting in a very special home, which yields an inspired and tasteful dwelling with great light and space. The very flexible accommodation extends to 6 bedrooms, 5 bathrooms, and 6 reception rooms, with stunning landscaped gardens and grounds of approximately 1.8 acres. It is impeccably finished to the very highest of standards.

Careful planning and attention have provided modern open plan living alongside grand classical living and ambience, embracing the delightful gardens and grounds and far-reaching views, with inside-outside living encouraged via covered and uncovered elevated decked areas, brought into the house by multiple sets of sliding folding doors.

All in all an exquisite family home.

- ♦ A rare opportunity to acquire a most striking modern 'arts & crafts' style residence affording panoramic far-reaching views set in approximately 1.8 acres of gardens & grounds, extending in all to approximately 6,027 sq ft
- ♦ In a quintessential rural location within close driving distance of extensive amenities, schooling, and mainline railway stations to London Paddington and Oxford both in well under the hour
- ♦ The property is entered over a covered bridge, through double oak doors, into the four storey main staircase tower. From there a half flight takes one up to the upper ground (main) floor.
- ♦ The tower leads into the 2 ½ storey high vaulted dining hall, overlooked by the galleried landing, and a further library balcony on the second floor. This very three-dimensional space is complemented by the fully glazed 2 ½ story north wall, with French doors leading out onto the deck.
- ♦ The main, south facing drawing room is similarly 2 ½ stories and vaulted, with full height glazing and a Juliet balcony and French doors, allowing far reaching views over open fields. It has a large feature fireplace, with bifold doors allowing a ~5m opening onto the external covered deck. There are two internal balconies overlooking the room, forming the three-level shelved library, linked by an internal bespoke metal spiral staircase
- ♦ The large kitchen / family room has a woodburning stove, and bifold doors onto the deck in both its South and West aspects, and spectacular views.
- ♦ The east wing of the upper ground floor holds two bedrooms, and a family bathroom.
- ♦ The first and second floor master bedroom suite is flexibly designed. The main, vaulted, room has a woodburning stove, and bifold doors to a private balcony, with far reaching views, and with spiral stair down to the deck. This main room can form the bedroom, or be a private lounge, with the sleeping area located on the second floor, reached by a spiral stair. This is all complemented by a large dressing area, and a bathroom.
- ♦ The east wing of the first floor holds two bedrooms, and a family bathroom.
- ♦ The second floor holds a very private bedroom and en suite bathroom in the east wing at the top of the tower.
- ♦ The flexible lower ground floor has the garage, two large reception rooms, both with bifold doors giving spectacular open access to the garden, a full kitchen / utility room with access to outside, and a shower room.



SITUATION

Stichens Green is a small rural community which lies in a peaceful Valley on the edge of the Berkshire Downs close to the Thames Valley and the picturesque village of Streatley-on-Thames and its sister village Goring-on-Thames on the opposite bank of the River in Oxfordshire, with the mainline railway station just over two miles away.

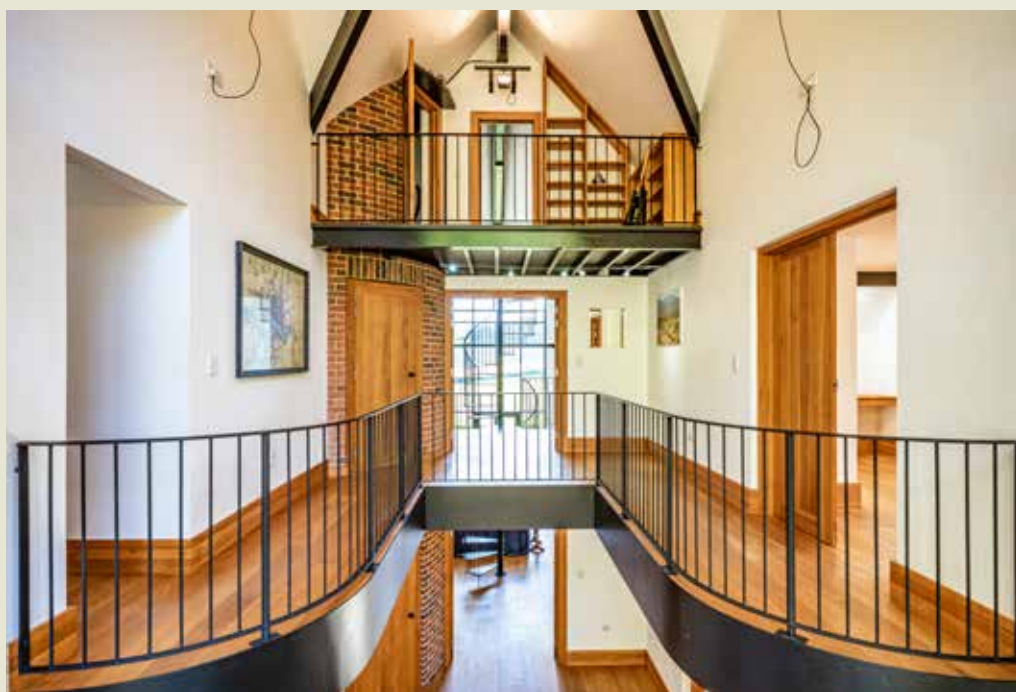
The surrounding countryside is largely owned by the Yattendon Estate and the National Trust, and is carefully maintained and controlled thus ensuring the tranquil rural lifestyle remains secure, and designated an area of 'Outstanding Natural Beauty',

Comprehensive everyday amenities and facilities including shops, health centres, libraries and excellent primary schools are available at Goring-on-Thames or Pangbourne, with both villages also having main line

railway stations providing fast commuter services to Reading, Oxford and up to London (Paddington in well under an hour). Road communications are also excellent for the major surrounding centres and with the M4 and M40 motorways both easily accessible. In addition to having well revered local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail services have commenced from Reading, which together with the electrifying of the line will significantly improve travelling times to central London destinations.







PROPERTY DESCRIPTION

Occupying an exceptionally private and mature commanding position surrounded by open countryside, with awe-inspiring far-reaching views, Checkendon Hill House (Checkendon Hill being the ancient name for the land on which it sits) is located just over two miles from Streatley-on-Thames on the fringe of the rural hamlet of Stichens Green. It is a short drive to extensive amenities, shops, schooling, and a mainline railway station affording direct access to London and Oxford in under the hour.

Only built in 2010, great care has been taken in designing this most striking country residence, with the most respected architect Richard Cutler, of Cutler Architects, having been awarded the commission. The house displays impressively implemented classical 'Arts & Crafts' architectural inspiration throughout.

The property is quite special; classical yet most contemporary in design externally and internally, affording a pleasing collaboration of open plan living with a rather more traditional theme. Simply stunning and quite breath-taking, from the moment one walks through the park-like gardens and grounds to the front covered porch, adorning a classical turret housing the central 4 story helical staircase, itself a unique and special work of engineering, one is overcome with a deep rooted desire to explore and engage with each aspect of the home.

Each element of the home is quite something to be enjoyed. Solid oak features extensively, in all floors and skirtings, custom made doors, the main tower staircase, and the library bookshelves. The principal rooms flow seamlessly from one to the other, and out to join on the deck outside, making for most remarkable and impressive entertaining spaces. Natural light flows seamlessly throughout, enticed through the tall and wide multi-story glazing, which provides a truly unique experience, seldom found within residential property, and from which one gazes out among uninterrupted rural views, which simply inspire ones feeling of escapism.

Resting proudly in approximately 1.8 acres of private and mature gardens and grounds, a winding gravel driveway runs off the quiet rural lane off which Checkendon Hill House is located, leading its way up to the house, with the integral garage off to the far right-hand corner. Adjacent to the garage, there is an exceptionally spacious part-covered area, perfect for storage.

The gardens and grounds are quite stunning, providing a landscaped park-like setting, with great privacy and seclusion, and are laid mainly to lawn, with an extensive variety of trees, shrubs, and hedging providing diversity throughout the seasons, yet wholly engaging with the expansive decked terrace and balconied veranda that wraps around the property, onto which all reception rooms and the master bedroom open out, duly enjoying the peace and harmony which is afforded in abundance, and the well-situated hot tub from which to while away the day whilst enjoying privacy and the views.







The property has been designed to be very flexible. In addition to being able to be enjoyed as integrated with the rest of the house, the lower floor could form wholly self-contained accommodation for dependant relatives, or staff, with two large rooms, a full kitchen and bathroom, with its own entrance door to outside. Alternatively, it would form excellent accommodation for a business / consulting practice, with two large

bright rooms, kitchen facilities and a shower room, and benefitting from an entrance from outside for clients / employees.

Something quite special, simply stunning and unique, and most rare to the market, Checkendon Hill House is an inspired residence in a most delightful setting, and must be viewed to be fully appreciated.





Checkendon Hill House, Stitchens Green, RG8 9SX

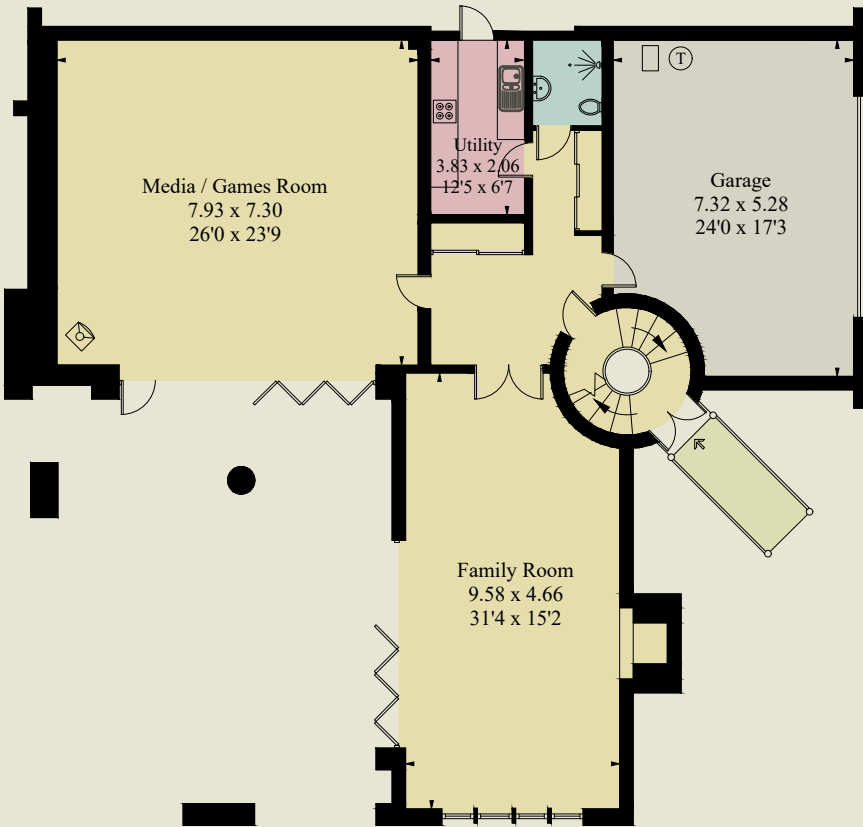
Approximate Gross Internal Area = 540 sq m / 5812 sq ft (including Garage)

Limited Use Area = 20 sq m / 215 sq ft

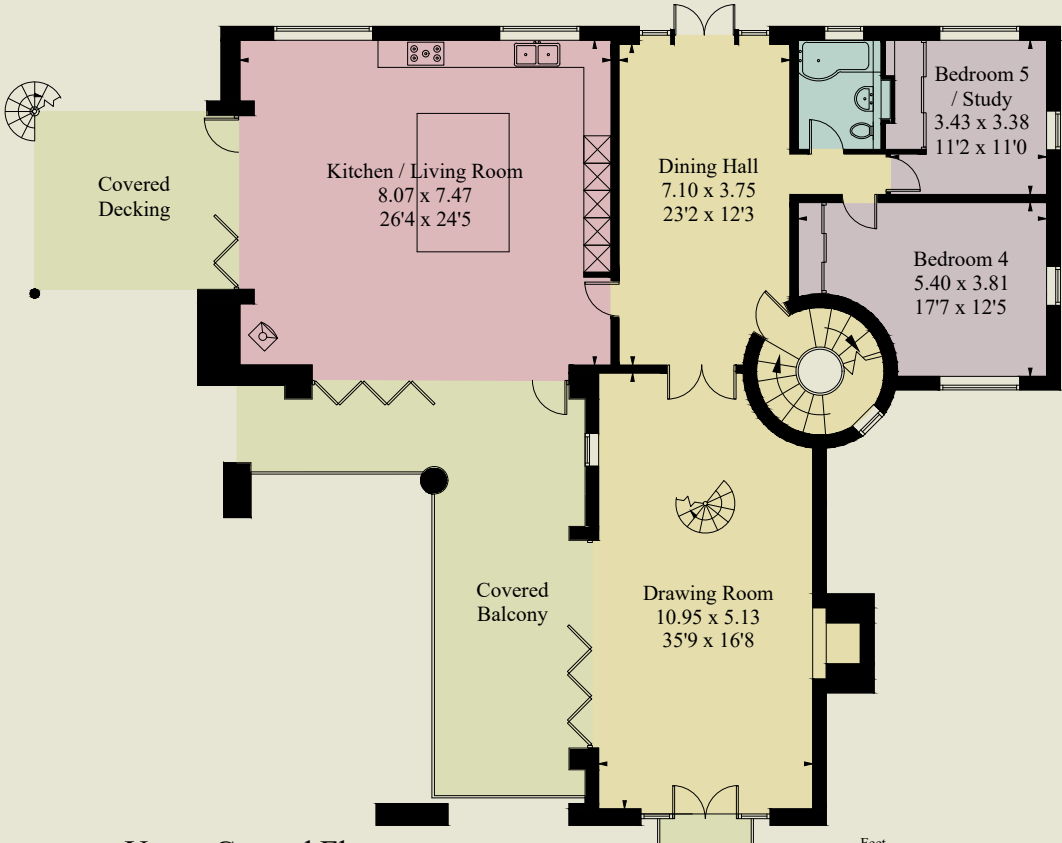
Total = 560 sq m / 6027 sq ft



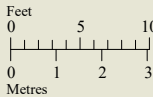
[Dashed line] = Limited Use Area
[Dashed line] = Reduced head height below 1.5 m



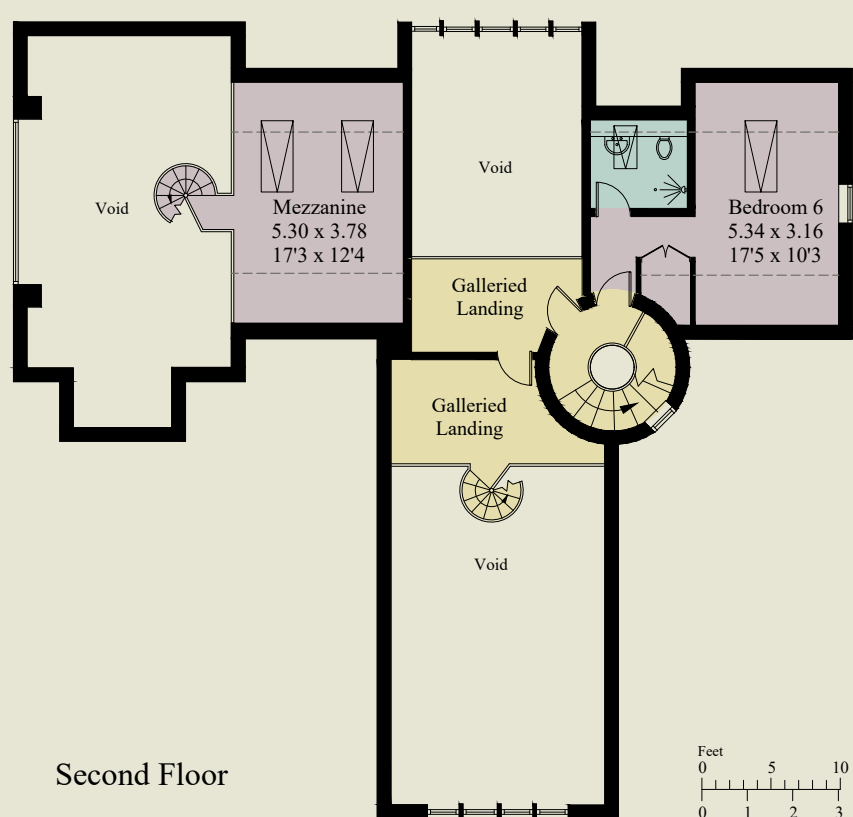
Lower Ground Floor



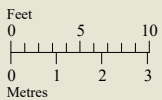
Upper Ground Floor



First Floor



Second Floor





GENERAL INFORMATION

Services: Mains water and electricity are connected. Private drainage. Underfloor central heating and hot water from oil fired boiler. Central vacuum system.

Energy Performance Rating: C / 77

Postcode: RG8 9SX

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From the centre of Goring-on-Thames proceed down the High Street crossing over the River Bridge and up to the top of Streatley-on-Thames High Street. At the traffic lights proceed up the hill, turning left for Stichens Green once you have passed the golf club. Proceed down the hill and through the centre of Stichens Green itself, and in a further short while, Checkendon Hill House will be found off 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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