



JUNIPER HOUSE, CHECKENDON



A IMMACULATELY PRESENTED CONTEMPORARY FAMILY HOME.

Situated in a quiet yet accessible location in the Oxfordshire countryside, Juniper House is a substantial family home providing stylish and spacious accommodation.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water and LPG gas, private drainage.

Guide Price: £2,250,000



THE PROPERTY

Juniper house is a beautiful, detached family home enjoying a lovely tucked away position in Checkendon. On entering the property, the large, bright entrance hall provides access to the principal reception rooms. Double doors open into the impressive kitchen, living and family room with its double-height vaulted ceiling, freestanding woodburning stove and bi-folding doors which lead out on to the patio and beautiful gardens beyond. Adjacent to the kitchen is the drawing room with a wood burning stove, stylish stone surround and French windows opening onto the garden. The study is positioned at the front of the house, providing pleasant views over the front garden and Woodland beyond. The family room also at the front has an attractive bay window, high ceilings which are a feature throughout the house, and ceramic flooring. The utility room and downstairs cloakroom, complete the accommodation on the ground floor.







THE PROPERTY (CONTINUED)

Upstairs there are five double bedrooms, the principal bedroom suite has a large ensuite shower room and fitted wardrobes and benefits from lovely views over the rear garden. There are further four double bedrooms, three of which benefit from ensuite facilities and built-in wardrobes.

Directions (RG8 0BQ)

From Henley bridge, continue to the traffic lights. Drive past the Town Hall up Gravel Hill towards Rotherfield Greys, continue over the green and turn right towards Shepherds Green. When you reach a T-junction turn right onto the B481, after 2 miles turn left at fork towards Stoke Row and Witheridge Hill. Continue driving through Stoke Row on to Kit Lane, turn left onto Uxmore Road and continue for approximately 1 mile where the house will be found set back from the road on the right-hand side before you reach Lovegroves Lane.



GARDENS & GROUNDS SITUATION

The property is approached via a long gravel driveway which leads to a brick paved drive to the front of the house, providing parking for several cars and access to the triple garage. The house sits well in its mature plot of approximately 1 acre and enjoys extensive front and rear gardens, which are mostly laid to lawn and there are a variety of different seating areas and a high degree of degree of privacy, due to a selection of mature trees and shrubs.

Checkendon is located on the edge of the Chiltern Hills in a designated Area of Outstanding Natural Beauty. This close-knit village is listed in the Domesday Book and has many amenities, including an excellent preschool and primary school, a twelfth century church, a village hall, and three nearby pubs. There is also a highly regarded equestrian centre, a large village green, sports facilities, and a pavilion, home to the village cricket club and football team. The village is a short drive from the riverside market towns of Henley-on-Thames, famous for the Royal Regatta, and Wallingford. Comprehensive conveniences are available in nearby Reading and Oxford. Both Henley and Reading offer excellent rail links (London in under 45 minutes), while M4 and M40 motorways are also easily accessible. The area is well served for schools, including the highly regarded Oratory School just two miles away.





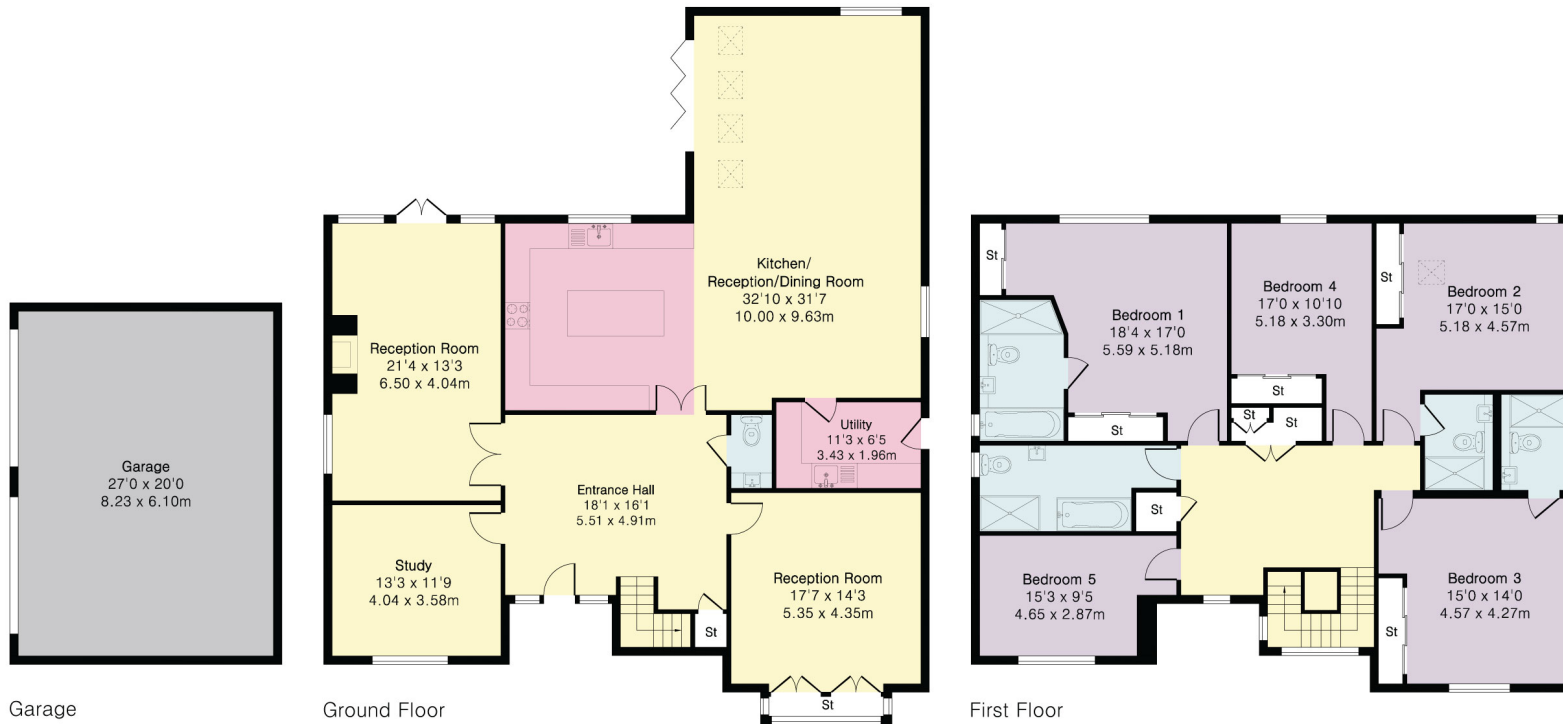


Approximate Gross Internal Area 3405 sq ft - 316 sq m

Ground Floor Area 1859 sq ft – 172 sq m

First Floor Area 1546 sq ft – 144 sq m

Garage Area 540 sq ft – 50 sq m
(Excluding Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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