



Hamilton Place

Checkendon | RG8 0BQ



## Exquisite family home on a gated private road, in the beautiful Chiltern Hills, near Henley-on-Thames.

Entrance | Dining Room | Drawing Room | Study | WC | Orangery  
Breakfast Room & Kitchen | Utility | Master Bedroom with  
Ensuite, Dressing Room & Roof Terrace | Second Bedroom with  
Ensuite & Dressing Room | 2 Further Bedrooms with Ensuite |  
Fifth Bedroom | Shower Room | Media Room | Triple Garage

Henley-on-Thames 7.3 miles, Goring and Streatley Station 6.7 miles with service to London Paddington in under an hour via Twyford, Reading Station 9.6 miles. Central London 50 miles, Heathrow 37 miles. (Times and distances are approximate).

### Hamilton Place

This fine detached house was built in 2016 by the award-winning Millgate Homes. The property was individually designed, with exquisite attention to detail. Standing in an elevated and private road within an exclusive gated development close to the villages of Stoke Row and Checkendon and surrounded by beautiful countryside this beautifully presented home has generous family living with flexible accommodation arranged over three floors.

One enters the house into a large central hallway with two galleried landings above creating a wonderful reception space. From here all principle rooms are accessed. To one side is the elegant dining room, and to the other a large study with beautifully fitted display and storage solutions. The drawing room and open plan orangery, breakfast room and kitchen are to the rear both stepping out to the large terrace. The kitchen is wonderfully appointed and designed around an island with a "Falcon" range oven, and a companion American-style fridge/freezer. There is a separate utility room with rear access.

The first floor has four individual suites all fitted to the highest standard. The main bedroom also has a recessed dressing area and steps out to a private terrace overlooking the garden. The upper floor has two more rooms with a separate shower room, providing flexible living.



## Grounds

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These are a particularly attractive feature of the house. The front garden has estate fencing opening onto a generous driveway, to one side is a detached triple garage.

Our clients have converted one of the bays to house gym equipment with loft storage above.

The rear garden has been professionally designed and landscaped and has matured beautifully. Immediately behind the house is a large stone terrace, with an old brick pathway leading to a large lawned garden, interspersed with a wonderful array of specimen planting arranged around a two-tier ornamental water feature and pond creating a wonderful centerpiece linking the garden and the terrace. A pathway leads up to the kitchen garden, with raised beds and an elegant Hartley Botanic greenhouse.

The garden is beautiful and creates the perfect backdrop to this fine home.

## Services

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LPG Gas, mains electricity, water and drainage.

Hamilton Place has a resident Gas system providing central heating as well as Viridium solar electric panels (PV16). There is "wet" underfloor heating on both the ground and first floor with radiators on the 2nd floor.

Maintenance of £1148 /year for the upkeep of communal drive, grass cutting on the approach, lights and electric gates

South Oxfordshire District Council. Band: H  
EPC:



## Situation

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In a beautiful gated community of 10 stunning homes, Hamilton Place is on the edge of Checkendon and Stoke Row, surrounded by wonderful countryside.

The villages have an excellent choice of schools, a thriving pre-school and primary school, village hall and a 12th-century church. The local area is served by some very highly regarded eateries including - the Crooked Billet restaurant, The Cherry Tree pub and The Nettlebed Cheese Shed to name but a few that are within a lovely walk to the beautiful Chiltern Hills that surround Hamilton Place.

Henley-on-Thames and surrounding villages benefit from a wide range of excellent shopping, prize-winning restaurants, recreational and educational facilities. Henley is world-famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets. There are numerous primary and secondary schools as well as Henley College which also offers adult learning facilities. There is golf at nearby Huntercombe, and Henley and an equestrian centre in Checkendon.

Schooling in the area is well renowned including The Oratory, Moultsford, Cranford House and Queen Annes as well as some super local primary schools in Stoke Row and Checkendon.



## Viewings

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By appointment with Robinson Sherston Henley  
01491 411 911 | [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)





# Hamilton Place

Approximate Gross Internal Area 472.21 sq m / 5082.82 sq ft  
(Excludes Garage)

Garage Area 50.31 sq m / 541.53 sq ft

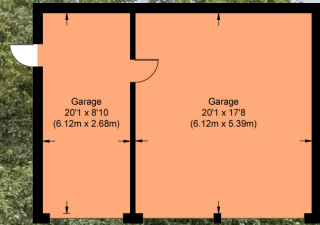


Illustration for identification purposes only, measurements are approximate, not to scale.

## Sales Disclaimer

**IMPORTANT NOTICE:** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.

