

PROPERTY AGENTS

JPKnight



Checkendon, Reading RG8 0SX



Checkendon, Reading

A stunning and spacious 5 bedroom detached home with almost 4000sq.ft. of accommodation it was built to an exacting standard by the current owners in 2014: it sits in private grounds of 0.41 acre within the highly desirable village of Checkendon.

The property is arranged over 3 floors and has 5 bedrooms and 3 bathrooms on the 1st floor; sitting and family rooms, 39' kitchen/breakfast room and study on the ground floor; the basement has a 33' games room, 23' office, 20' store room, shower room and plant room, light wells and separate entrance to the garden. Approached via a sweeping drive there is a large double garage and private established gardens to the rear and side.

A combination of high specification roof and wall insulation, triple glazing, renewable electricity via the photovoltaic array, air source heat pump, LED lighting and a mechanical heat recovery system has resulted in a high 'B' energy rating.



Tenure - Freehold

Entrance Hall: Tiled floor, down lighters and 3 windows.
Reception Hall: Tiled floor, stairs to basement and 1st floor.
Cloakroom: White 2-piece suite, down lighters, tiled floor.

Sitting Room: 20'8 x 12'5 A bright double aspect room with French doors to the garden, log stove set on a slate hearth, wood floor.

Family Room: 12'9 x 9'2 Double aspect, wood floor and down lighters.

Study: 10'1 x 9'2 Double aspect, wood floor, down lighters.

Kitchen/Breakfast Room: 39'2 x 12'11 A superb central hub to the home with a dramatic part vaulted ceiling, a triple aspect room with bi-fold doors to garden and gable window above. Range of storage units, granite worktops, sink, induction hob, extractor hood, electric oven, combi microwave /oven, dishwasher, and fridge/freezer. Tiled/wood floor, velux windows, down lighters and broom cupboard.

Rear Lobby: Doors to garden and garage, tiled floor.





Stairs from Hall to Basement:

Lobby: Under-stair cupboard, down lighters, wood floor.
 Games Room: 33'10 x 12'9 Wood floor, casement door to steps to garden. Twin doors to:

Office: 23 x 9'1 Four windows with light wells, wood floor and down lighters.

Store Room : 20'6 x 12'4 Down lighters.

Shower Room: White 3-piece suite, tiled walls and floor, down lighters, heated towel rail.

Plant Room: 9 x 6'4 Pressurised hot water tank, Ubbink heat recovery system.

Stairs from Reception Hall to 1st Floor Landing: Galleried with vaulted ceiling, large velux window. Retractable attic stairs to warm roof attic with insulated & plastered ceiling.

Bedroom 1: 14'9 x 10'7 Twin doors to Juliette balcony, side window, down lighters, wardrobe.

Dressing Room: Window, down lighters, hanging rails.

En Suite Bathroom: White 4-piece suite, incl. P-bath with shower, tiled walls and floor, window, down lighters.

Bedroom 2: 14'9 x 10'3 Double aspect, down lighters.

En Suite Shower Room: White 3-piece suite, tiling, down lighters and window.

Bedroom 3: 20'1 x 17'11 (at floor level) Gable window, and side window, beamed and vaulted ceiling, eaves cupboard, down lighters.

Bedroom 4: 12'9 x 9'4 Window and down lighters.

Bedroom 5: 10'8 x 9'8 excl. bay Double aspect, space saving stairs to mezzanine with 'sky-bed', balustrade and gable window.

Bathroom: White 4-piece suite, tiled walls and floor, down lighters, vaulted ceiling with velux, shelved recess.

Outside

The property is approached via a sweeping gravel drive with electric gate. There is extensive parking/turning space by the house.

Double Garage: 20'7 x 18' Electric door, door to house, plumbing for washing machine.

The Gardens: The property has mature and established gardens that extend to the rear and side. Predominantly laid to lawn with a wealth of established shrubs and plants. Large paved terrace adjacent to the house and a further terrace to the end. Enclosed by timber fencing with a range of outbuildings providing excellent additional storage.



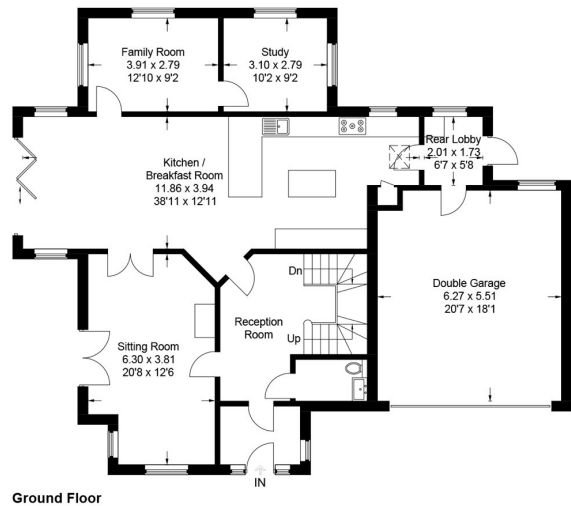
Directions

Leave Wallingford heading south on the Reading Road, at the roundabout turn left onto Nosworthy Way, continue to the next roundabout and turn right onto the A4074. Continue for 4.5 miles and turn left signposted Checkendon, this becomes the Uxmore Road, the property is along on the right.

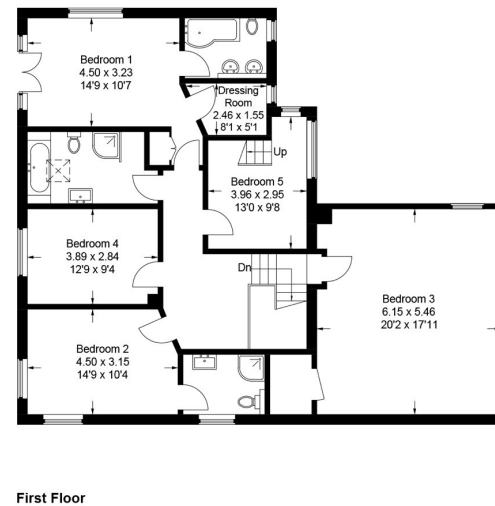
Approximate Gross Internal Area
 Basement = 112.1 sq m / 1,207 sq ft
 Ground Floor = 155.6 sq m / 1,675 sq ft
 First Floor = 131.3 sq m / 1,413 sq ft
 Total = 399 sq m / 4,295 sq ft
 (Including Garage)



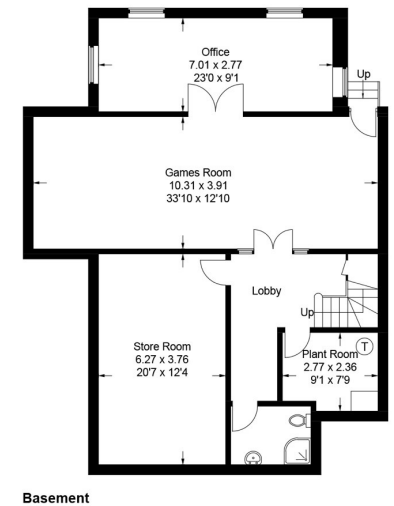
Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Basement

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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.

© CJ Property Marketing Ltd Produced for JP Knight