



# THE WILLOWS

WHITEHALL LANE ♦ CHECKENDON ♦ OXFORDSHIRE

**Warmingham**

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# THE WILLOWS

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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 in this popular village, idyllically located situated in delightfully mature gardens, grounds and adjoining paddocks, yet just a short drive to a mainline railway station in Goring on Thames providing access to London in under the hour.

A spacious detached bungalow of approximately 2,023 sq ft inclusive of detached double garage, gym and stable set in beautifully landscaped gardens and grounds and with an adjoining paddock totalling 1.8 acres.

♦ Gravelled Driveway with Ample Parking

♦ Entrance hall

♦ Dining Room

♦ Kitchen/ Breakfast Room

♦ Sitting Room

♦ Main Bedroom with Dressing Area and Luxurious Ensuite Bathroom

♦ 2 further Double Bedrooms

♦ Family Bathroom

♦ Detached Double Garage with Workshop

♦ Large Shed/Gym

♦ Field Shelter/Stable

♦ Mature Lawned Garden widening into Paddocks extending to 1.8 Acres

♦ In All the Accommodation Extends Approximately 2,023 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 Reading with its mainline station and fast services up to London (Paddington approximately 25 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

Built in the 1960's, The Willow's is a beautifully presented detached bungalow, modernised in recent years to offer generous and flexible accommodation. Entrance is into a porch area and then into the generous reception hall with beautiful marble tiles with underfloor heating which extends into the family bathroom. The loft access has a ladder and the loft extends the entire floorspace of the property. The dining room is on the left and large windows overlook the front and it has a working fireplace and built in storage. Two double bedrooms sit side by side and the family bathroom is next door. The kitchen is fully fitted with a breakfast area and hatch into the sitting dining room. There is a stable door leading to the side of the house. The kitchen is a shaker style with part wood and granite worktops. The main bedroom is off the rear lobby and has wall to wall fitted wardrobes and dressing table / study area overlooking the garden. The bedroom also has views of the garden and the adjoining door takes you into a luxurious bathroom suite with shower cubicle and a bath with waterfall tap. The lovely spacious sitting /dining room overlooks the mature garden and has French doors allowing for direct access.

## OUTSIDE

Located behind hedged boundaries and offering privacy, The Willow's has a generous gravelled frontage and parking for several cars. Double gates on the left take you down to the side of the property and to the garage. The garage has an up and over door and extends to 26ft with a workshop accessed separately behind. The rear garden has a terrace and with access direct from the property offers a wonderful opportunity for "al fresco" dining whilst enjoying total seclusion. Mainly laid to lawn, the garden has many mature trees such as Willow, magnolia and many fruit trees. A little further down the garden a lovely wildlife pond and a large shed, currently used as a gym. On the other side of a small gate and low-level fence the garden then opens out into railed paddocks, and within the paddocks is a field shelter. The paddocks along with the plot are approximately a total of 1.8 acres.



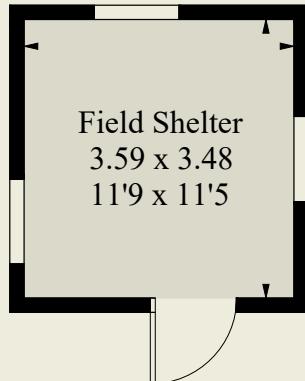
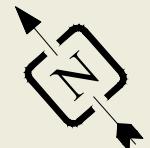


# The Willows, Whitehouse Lane, Checkendon, Oxfordshire, RG8 0TN

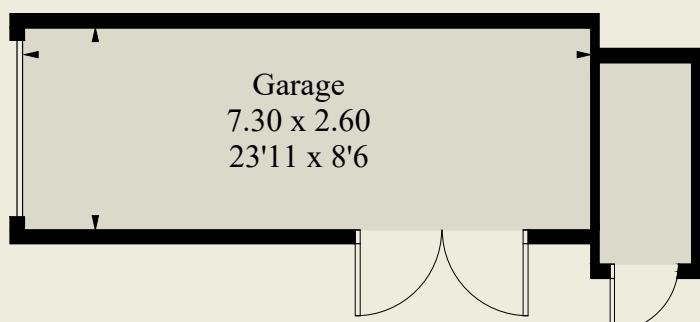
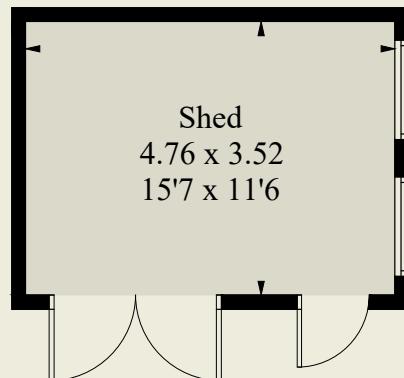
Approximate Gross Internal Area= 137 sq m / 1474 sq ft

Outbuildings = 51 sq m / 548 sq ft

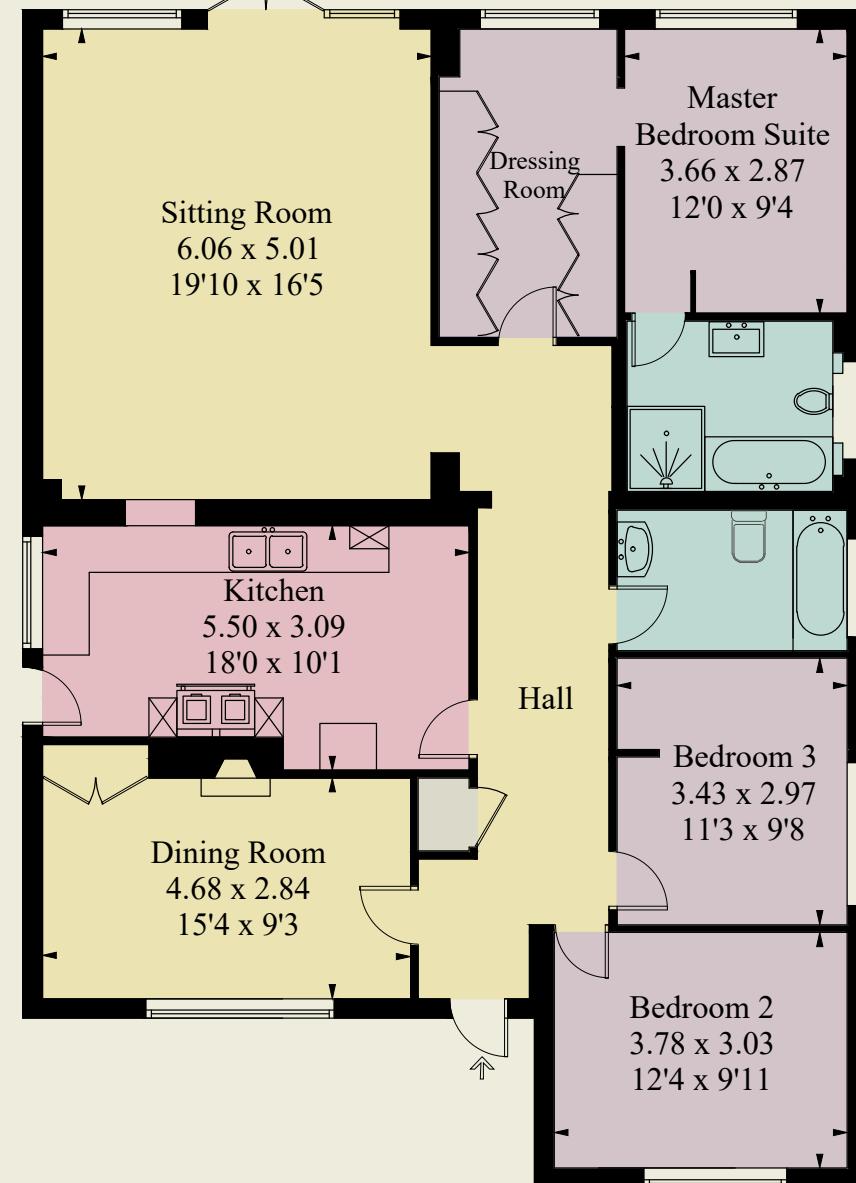
Total = 188 sq m / 2023 sq ft



Feet  
0 5 10  
Metres  
0 1 2 3



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 527

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 located in the ensuite.

**Council Tax:** F

**Energy Performance Rating:** TBC

**Postcode:** RG8 0TN

**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. Upon entering the village, carry on through, past the recreation ground and then take the next right onto Whitehouse Road. The Willows will be found towards the further end 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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