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SIMMONS & SONS

The Willows

Whitehall Lane, Checkendon, Oxon RG8 0TN

Guide Price £1,195,000

Freehold

**A detached 3 - 4 bedroom family home
located in this sought after village with
gardens and paddocks. All in about 1.8
acres.**

A well-appointed detached, bungalow with generously proportioned rooms, offering scope to remodel or enlarge, potentially creating a first floor, subject to obtaining the necessary consents.

Currently laid out with 3 bedrooms and two reception rooms, comprising a large living room, and a separate dining room, which could easily be used as another bedroom.

The farmhouse style kitchen features a twin plate Raeburn with cupboards either side and an attractive timber surround and cornice over. Further runs of granite worksurfaces with ample cupboard and drawers and open shelving and plate racks, plus an additional electric oven, twin ceramic sinks with mixer tap over. There are also recesses and plumbing for dishwasher and laundry machines. A stable style door leads out to the side driveway.

The living room features double doors leading out to the rear gardens, large windows either side providing lots of natural light.

The master bedroom suite has a large ensuite with a very stylish bathroom suite featuring a slipper bath, separate shower cubical and sink with vanity unit, and additional dressing room. The second of the bedrooms, also has a run of fitted wardrobes. Other features within the property are solid wood floors to the principal reception rooms with a limestone tiled floor to the entrance hall.

It's when you head outside that you start to appreciate the magic of this property. The rear gardens have been stylishly landscaped to create a lovely entertaining space with shaped terrace adjacent to the house and then the garden becomes a more natural area, with mature trees, providing shade and privacy with a natural pond for attracting an abundance of wildlife. A large storage shed is tucked away in one corner.





Beyond are the paddocks, currently fenced into 3 parts, with a stable and two 5 bar gates at either end. These adjoin other paddocks on either side creating a very open, rural feel.

SITUATION

Located in this relatively traffic free lane just a short walk from the centre of this pretty village, set out on the western fringes of the Chiltern Hills. With its pretty church and village hall, primary school and recreation ground with cricket pitch and pavilion. The village also has a popular Public House and a riding centre.

The village sits just a short drive off the A4074 running from Reading and Caversham up to Wallingford. Other local schools include the Oratory at Whitchurch Hill, Langtree at Woodcote, Stoke Row primary school, and a pre-school at Highmoor.

The bustling market town of Henley Thames is about 20 minutes by car (8 miles), provides a superb choice of shops, bars, restaurants and cafes, as well as a cinema and theatre. It is also home to the Henley Royal Regatta as well as a number of music and arts festivals throughout the summer months.

The larger town of Reading is also a similar distance providing a greater choice of amenities as well as the mainline station with fast services to London Paddington, including Elizabeth line trains.

DIRECTIONS

Post code is RG8 0TN

What 3 words: [comply.mailboxes.oatmeal](#).

Material Information

Mains connected electric, water and drainage Oil fired central heating.

Local authority: South Oxon District Council
Council tax band F

Energy Performance Certificate: EPC band E (52)

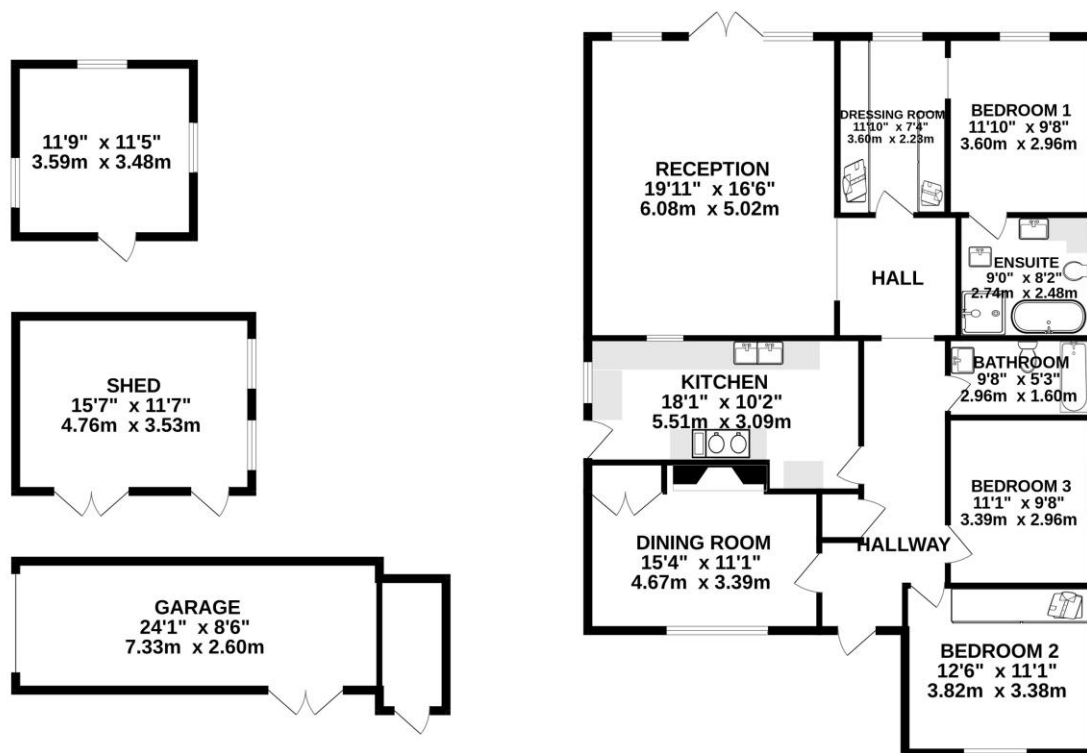
Viewing: Strictly by appointment with Simmons & Sons
Henley on Thames

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GROUND FLOOR
1967 sq.ft. (182.7 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rural

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