



Hammonds Cottage Hammonds Farm Estate, Checkendon, Oxon,

£925,000

- A 4-bedroom character home
- Sitting room with a fireplace
- Modern fitted kitchen
- Off-road parking
- Situated in a quiet lane
- Dining room with doors to garden
- Downstairs cloakroom
- Entrance hall
- Family room/study
- Private rear garden

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Hammonds Cottage Hammonds Farm Estate, Checkendon RG8 0NT

A 4-bedroom character home forming part of the coach house for the Hammonds Farm Estate and situated in a quiet lane on the edge of Checkendon village. Presented in good order throughout and benefitting from a modern kitchen and bathroom. Close to the village school (0.5 miles), swift access to Reading, Oxford and London and a 10 minute walk from The Highwayman pub with its fabulous pub garden.



Council Tax Band: E



ACCOMMODATION

Hammonds Cottage was originally part of the old coach house for 'Hammonds', which was the principal house to Hammonds Farm Estate believed to date back to the 18th Century. The coach house was built in 1906 and provided stables and staff accommodation. The property now provides a beautiful character home surrounded by open countryside.

A shingle pathway and a step leads up the painted front door, which opens into the entrance hall, with storm porch over.

The entrance hall has stairs leading to the first floor.

A door opens into the tv room/family room with a range of fitted shelves and a useful storage cupboard under the stairs.

The dining room has an exposed brick open fireplace with a wooden mantelpiece and a shelved chimney recess.

A wide opening leads into the sitting room/garden room with a glazed vaulted ceiling with underfloor heating and fitted drapes/blinds and French double doors opening to the rear garden.

The kitchen is fitted with a good range of Shaker style wall and base units with wooden work surfaces over and an inset sink unit with a mixer tap. There is a stainless steel electric range cooker with stainless steel splash back and hood over. Integrated appliances include a dishwasher and fridge and freezer. There is a cupboard housing the newly installed central heating boiler, engineered wooden floor and recessed spotlights in the ceiling.

There is a rear lobby with a cloakroom, with a white suite comprising wash hand basin and w.c.

Stairs lead from the entrance hall to the first floor landing with a storage cupboard.

The principal bedroom is a double bedroom, which has a dual aspect and a fireplace.

Bedroom 2 has a window overlooking the rear garden and a fireplace.

Bedroom 3 has a window and a built-in wardrobe.

Bedroom 4 has a window overlooking the rear garden.

The family bathroom has a white suite comprising a panel enclosed bath with a shower mixer tap, a fully tiled shower cubicle and a wash hand basin, an exposed beam and a vellum window. A timber door opens to the separate w.c.

Outside

To the rear of the property there is a pretty garden with gravel seating area, partly enclosed by a brick wall, with the remainder of the garden laid to lawn with mature hedging and well stocked flower borders. There is a gravel parking area at the end of the garden with large storage shed.

LOCATION

Living in Checkendon

Checkendon is a delightful south Oxfordshire village located in the designated Area of Outstanding Natural Beauty, surrounded by Beech woodland. It is 8 miles north of Reading and its mainline railway station. The village has a popular primary school, a 12th Century church of St Peter and St Paul, a village hall offering various clubs, an adventure playground, a recreation ground with cricket and football clubs.

There are a number of good pubs in the area. The Black Horse in Checkendon, the Rising Sun, Cherry Tree and Crooked Billet in Stoke Row and The Highwayman in Exlade Street is 10 minute walk from the property.

The larger village of Woodcote has a Co-op supermarket, Langtree secondary school, a village hall and an annual Steam Rally.

Stoke Row features a highly-regarded village convenience store/deli and award winning bakeries, Imma and Wild Frog Bakehouse and also has a petrol filling station with a garage offering car servicing and MOT's.

The 'Blue Tin' Rare Breeds farm and shop is within walking distance from the house, selling an array of locally grown meat and produce, with a coffee bar, and providing catering for

events. The Saturday breakfast grills are a real treat.

Reading - 8 miles

Henley-on-Thames - 9 miles

Goring-on-Thames - 7 miles

Wallingford - 7 miles

Oxford - 18 miles

Schools

Checkendon has a pre-school with a useful Breakfast Club. Checkendon Primary School has a woodland playground and runs a Forest School, and is well-regarded with a Good rating from OFSTED. Stoke Row Primary School (OFSTED Good) is less than 2 miles away. Langtree School Woodcote is the local secondary school.

The Oratory Prep School and senior school, The Oratory is located in Woodcote. Other private schools include Queen Anne's School Caversham, Shiplake College, Mouslford, Cranford House and there are buses to the Abingdon schools.

Checkendon is surrounded by plenty of public foot and bridle paths providing excellent walks, cycling and horse riding. There are a number of welcoming clubs nearby, including tennis, cycling and gardening. The cricket pitch is a short walk away. Checkendon also has an equestrian centre which is an approved riding school and livery yard.

Services: mains electricity, oil central heating, private drainage

Local Authority: South Oxfordshire District Council

Council Tax: Band E

Broadband - Faster Fibre offering Download of 75.0 mbps and upload speed of 19.0 mbps





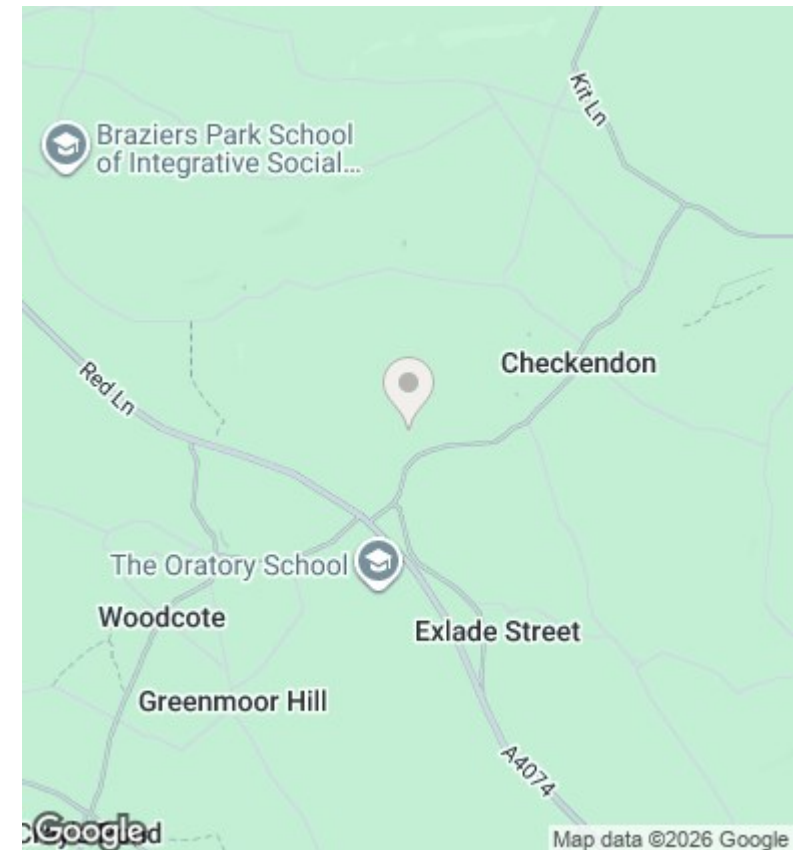
Approx. Total Area: 165.7 m² ... 1783 ft² (excluding garden store/shed)



for any error, omission or mis-statement. These plans are for representation purposes only.

Leave Henley via Bell Street, Northfield End and along the Fairmile. Continue for approx 2 miles, through the village of Bix and through the woods to Nettlebed. Turn left at the mini roundabout towards Peppard and continue for approx 1.5miles to Highmoor Cross. Bear right at the signpost Witheridge Hill, Stoke Row & Checkendon. Continue through the village of Stoke Row and turn left into Uxmore Road. Continue through the village passing the church on your right. The turning to Hammonds Cottage will be found on the right after approx 0.25 miles.

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			74 34

EU Directive 2002/91/EC

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