



Stable Cottage, , Checkendon, Reading
Oxfordshire, RG8 0UN

£2,750

Beville
ESTATE AGENCY

- Country cottage
- Immaculately presented
- Available beginning of September
- Situated within private woodland in sought after location
- Detached double garage
- New windows
- Long term rental
- Surprisingly low Council Tax

Beville are delighted to offer this beautiful country cottage, presented in immaculate order, situated in a highly sought after rural lane, surrounded by woodland. EPC: E

The ground floor accommodation includes recently updated 22ft fitted kitchen/breakfast room, separate dining room with fantastic views over private gardens and surrounding woodland. 23ft sitting room with log burner, leading to ground floor bedroom one, with en-suite shower room. The second floor comprises of three double bedrooms, one en-suite shower room and a bathroom.

To the front of the property, mature gardens, gravel driveway offering ample off road parking driveway leading round to the rear of the property with access to double garage. To the rear of the property, well maintained, established gardens laid mainly to lawn, surrounded by fantastic, quiet, private woodland.

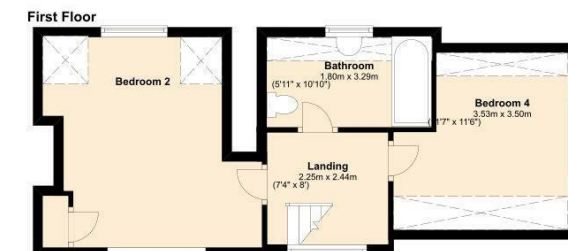
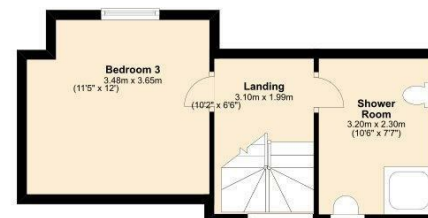
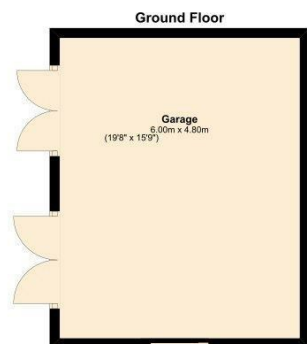
Total Floor Area: Approx. 154m² (1653sqft)

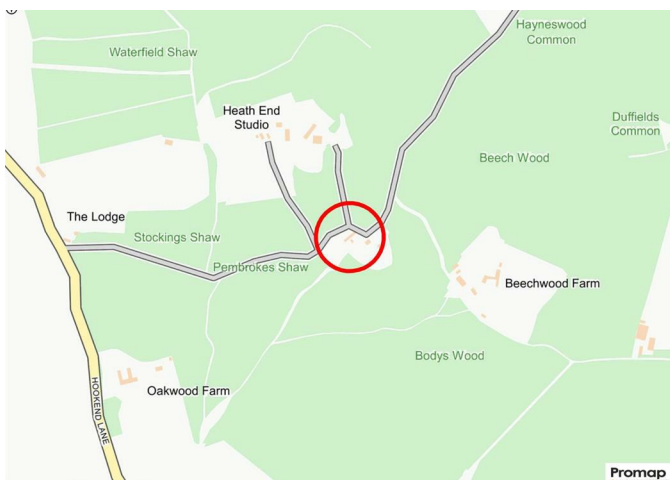
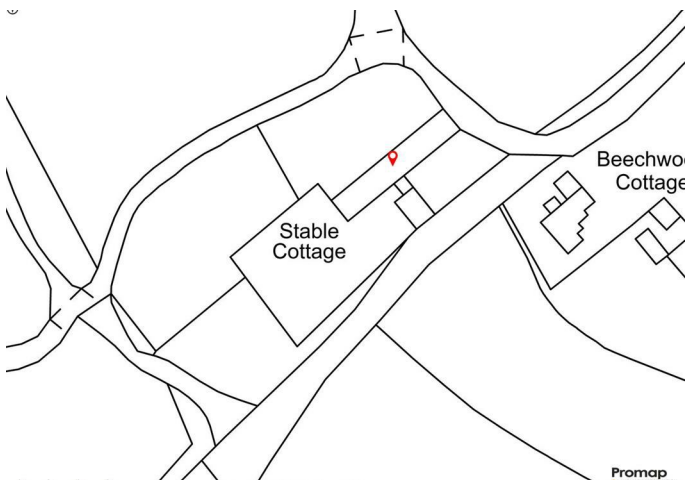
Services: Mains electricity, mains water, private drainage, oil fired central heating.

Council Tax Band: A (£1357.00)

Checkendon is a sought after village, within an Area Of Outstanding Natural Beauty (AONB), on the edge of the Chiltern Hills. It is served by a public house and church school. It is conveniently located within easy distance of both Henley and Reading town centres, with regular bus routes.

The area has good communication links, London Paddington is less than 30 minutes from Reading Railway Station. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington. Crossrail from 2022, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	54	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.