



An extended and well presented family home

Down Derry, Whitehall Lane, Checkendon, Oxfordshire, RG8 0TN

Freehold



Entrance hall • sitting room • family room • kitchen / dining room • study • cloakroom • four bedrooms (one en suite) • family bathroom • driveway parking • garden studio • store

Situation

Set in the village of Checkendon, on the edge of the Chilterns which is surrounded by the most glorious countryside.

The village has a thriving pre-school and primary school, post office, village hall and a 12th century church. The nearby market towns of Wallingford and Henley-on-Thames both with prime river frontage to the River Thames, offer extensive shopping, recreational and educational facilities.

There is a mainline train service from Goring and Streatley station (via Reading) to London Paddington.

The major commercial centres of Oxford and Reading may be reached by a convenient network of A roads, in turn giving access to the M4 and M40, the closest junctions being the M4 J12 and the M40 J4 & 5.

The surrounding countryside enjoys miles of outstanding riding and walking.

Description

Down Derry is a spacious family home offering generous accommodation with the potential to extend subject to the usual consents.

The large entrance hall is at the heart of the house, providing space for coats and storage via a cupboard to the right. The kitchen/dining room features a range of base and wall units with built-in appliances and provides access via French doors to the large patio that is perfect for al-fresco dining and rear garden.

The sitting room offers a spacious family area with a sliding door onto the patio. There is a separate family room and study that overlook the front and cloakroom off the hall.

A vaulted staircase leads to the first floor, where there are four double bedrooms, all have built in wardrobes, the principal with en suite and separate family bathroom.





Outside

At the front there is gated parking for multiple vehicles and access to the rear via the side of the house.

There is a large patio with steps down to the garden. At the bottom there is a home office / studio, ideal for those who are working from home.

Directions

From our office in Bell Street proceed left and continue along the river front. At the traffic lights, turn right into Hart Street continuing straight on at the traffic lights. Proceed out of Henley-on-Thames up Gravel Hill.

Continue on this road through Greys Green and continue until you reach a T junction. Turn right towards Nettlebed. Pass through Satwell and Highmoor. Take the next left towards Witheridge Hill/Checkendon/Stoke Row.

Continue into Stoke Row passing the village green on the right and a garage on the left. Continue onward through the village and turn left into Uxmore Lane.

Proceed down the lane, passing the houses on the left hand side and as you go down the dip continue into the village of Checkendon.

Continue on until you reach the left hand turn into Whitehall lane. Take this left turn and continue for about 1/4 of a mile, Down Derry can be found on the left.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains water, electricity and drainage. Oil fired central heating. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

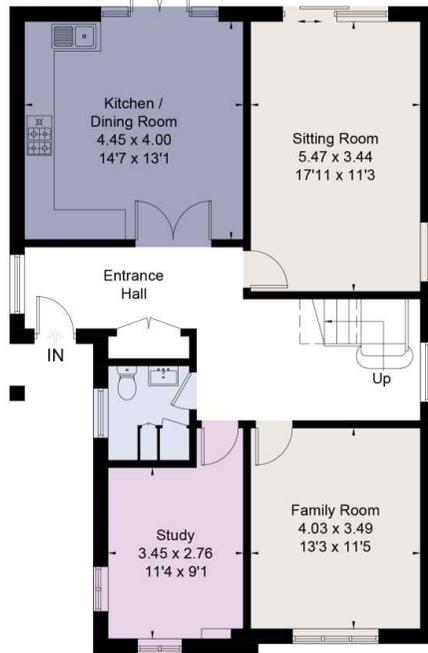
Local authority

South Oxfordshire District Council

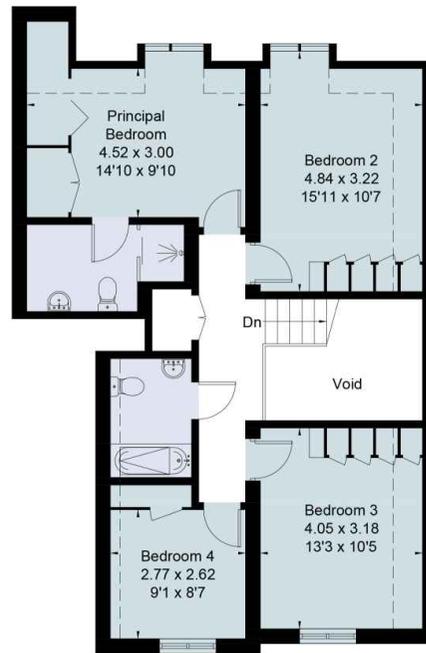
Viewing

Strictly by appointment with Savills.

Approximate Area = 164.3 sq m / 1768 sq ft (Excluding Void)
 Studio / Store = 21.6 sq m / 232 sq ft
 Total = 185.9 sq m / 2000 sq ft
 Including Limited Use Area (11.6 sq m / 125 sq ft)
 For identification only. Not to scale.
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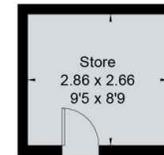


Ground Floor

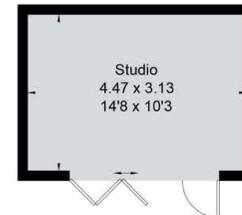


First Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 298287

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	74
England, Scotland & Wales	EU Directive 2002/91/EC	

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