



# A stunning family home in private setting

**Juniper House, Uxmore Road, Checkendon, Oxfordshire, RG8 0SU**

Freehold





Reception hall • Sitting room • Dining room • Study  
Kitchen/dining/family room • Utility • Cloakroom • Master  
bedroom with en suite bathroom • 2 Bedrooms with en  
suite bathroom • 2 Further bedrooms • Family bathroom •  
Triple garage with store over • Landscaped gardens and  
grounds About 0.75 acres

Woodcote 2 miles, 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

### Situation

Juniper House is set in the heart of 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, village hall and a 12th century church. In the village is the Black Horse public house and in nearby Exlade Street is the Highwayman pub/restaurant. In Stoke Row there is a garage and village shop/café and the highly regarded Crooked Billet and Cherry Tree restaurants. The market towns of Wallingford and Henley-on-Thames have prime river frontage to the River Thames, and offer extensive shopping, recreational and educational facilities. There is a mainline train service from Goring and Streatley station (via Reading with Crossrail in 2021) 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 M4 J12 and M40 J4 and 5.

The surrounding countryside enjoys miles of outstanding riding and walking.

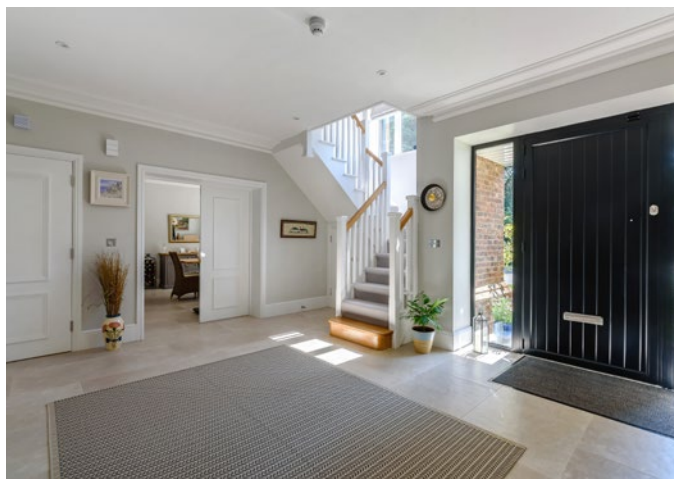
### Description

Juniper House is a stunning architect designed family home built to an exacting standard and affording stylish, high-quality fixtures and fittings throughout. The house is light and flexible comprising 5 bedrooms (3 en suite) 4 of which have built in wardrobes. There are 3 reception rooms and a spacious kitchen/dining/family room is a beautiful family space with vaulted ceiling and bi-fold doors to an 'Al Fresco' dining terrace.

To the first floor there is a galleried landing and master bedroom with built-in wardrobes and en suite bathroom, two bedrooms with en suite facilities and 2 further bedrooms plus a family bathroom. A professionally constructed loft storage area is accessed via a drop-down ladder.

### Outside

Privately approached off Uxmore Road, access is initially provided via electrically operated gates on to a shared gravelled driveway, with a wooded copse running along one side, which serves the three properties,







Juniper House is the most set back and therefore extremely private. The driveway leads to a private brick paviour forecourt to the front of the house and detached triple garage with wide lawned gardens either side. There is parking for several cars and the garage has a storage area above. There is a garden shed, several external power-points and two outside taps.

The mainly lawned gardens and grounds are beautifully kept, with the rear gardens having views into the woodland bordering the garden. Running along the back of the house, the wide and deep stone laid terrace enjoys a pleasant sunny south-westerly aspect and benefits from having bi-fold doors from the vaulted kitchen /dining / family room, simply perfect for 'Al-Fresco' dining. There is also a terraced seating area to the side of the house. The garden has decorative lighting and a water feature.

Delightfully attractive, the gardens and setting must be viewed to be fully appreciated and in total extend into approximately 0.75 of an acre.

#### **Directions**

Proceed out of Henley-on-Thames up Gravel Hill. Continue on this road through Greys Green until you reach the T junction. Turn right towards Nettlebed. Pass through Satwell and on reaching Highmoor take the next left towards Witheridge Hill/ Checkendon/Stoke Row. Continue through Stoke Row passing the village green on the right and a garage on the left and on exiting the village 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 and the entrance to the property will be found on the right. Post code: RG8 0SU.

#### **General Tenure**

Freehold with vacant possession on completion.

#### **Services**

Mains water, drainage and electricity. Central heating and domestic hot water from LPG and solar panels. Water Softener.

In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

#### **Post code**

RG8 0SU

#### **Local authority**

South Oxfordshire District Council

#### **Viewing**

Strictly by appointment with Savills

Juniper House, Uxmore Road, Checkendon, Oxfordshire, RG8 0SU

Main House gross internal area = 3,323 sq ft / 309 sq m

Garage gross internal area = 568 sq ft / 53 sq m



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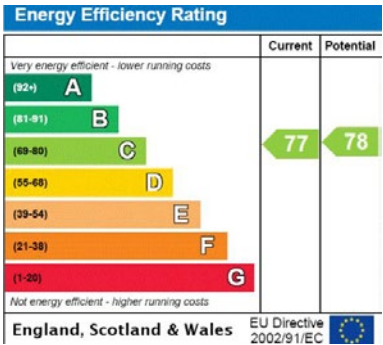


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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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