



Former Grade II Listed public house with planning

The Four Horseshoes, Checkendon, Henley-On-Thames, Oxfordshire, RG8 0QS

Freehold



Planning granted P18/S1621/FUL to extend to;
5 bedrooms • 4 bathrooms • open plan kitchen/dining
room • sitting room • family room • study • play room
utility/boot room • W.C • grounds of approx 0.6 an acre

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.

Go through 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 and through the village of
Checkendon.

Leaving the village, The Four
Horseshoes can be found on
the left hand side on the
corner of Deer's Lane.

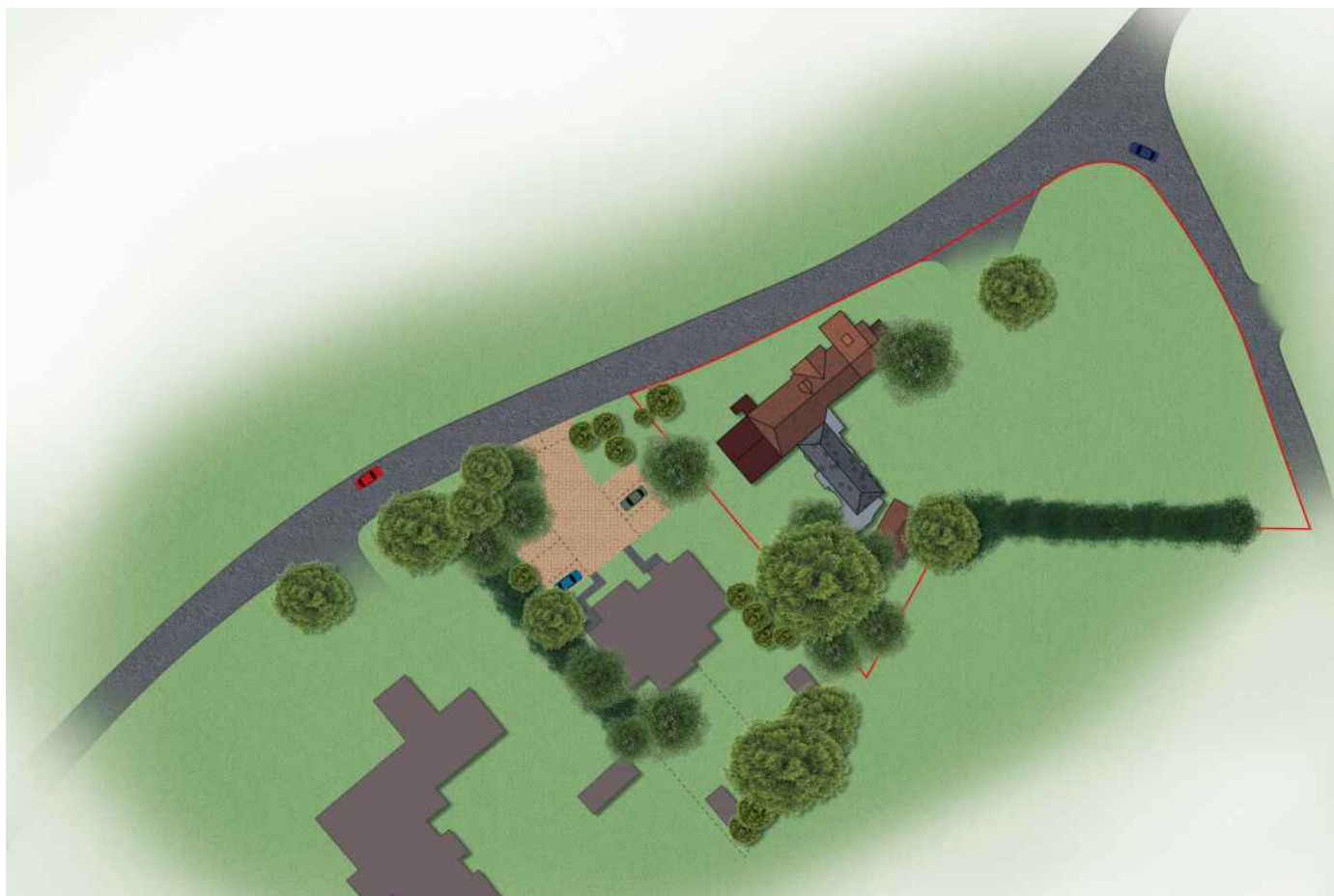
Situation

The village of Checkendon is
set 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 M4 J12 and M40 J4 &
J5.

The surrounding countryside
enjoys miles of outstanding
riding and walking.





Description

The Four Horse Shoes is a Grade II Listed former public house, that is believed to date back to the 17th century. Planning permission has been recently granted P18/S1621/FUL to extend and re-develop The Four Horseshoes into a modern family home.

Outside

To the front of the property there is space for off street parking. There is a garden to the back of the property that was formally the pub garden and is mainly laid to lawn with established trees. There is an extensive area that was formally the pub car park that is ideal to be landscaped for additional garden or parking. The Four Horseshoes offers an excellent opportunity to re develop. In total the plot is approximately 0.6 an acre.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains water, electricity, mains drainage, LPG. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

Local authority

South Oxfordshire District Council

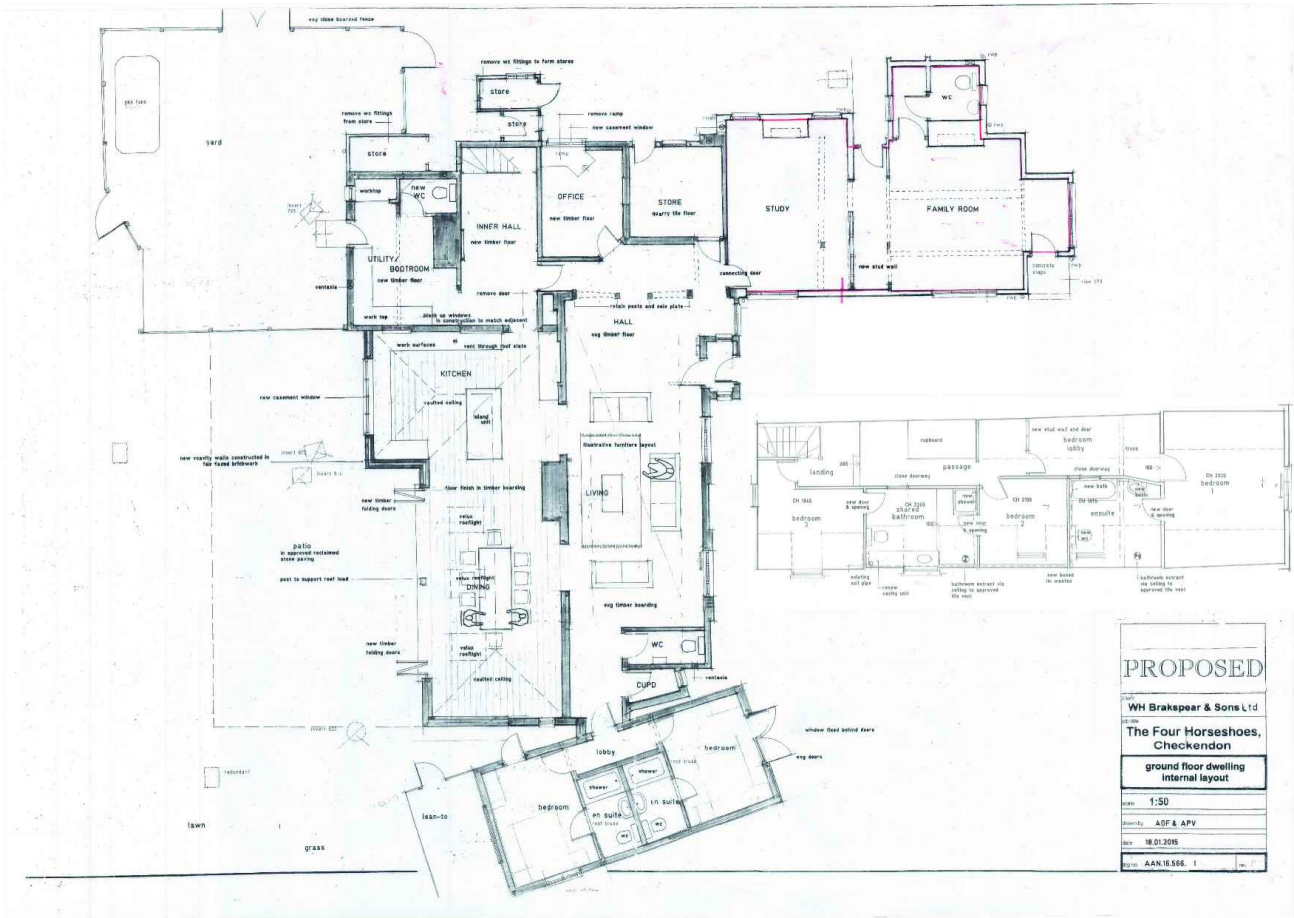
Viewing

Strictly by appointment with Savills.

Energy Performance

N/A Grade II Listed building





For identification only. Not to scale. © CAEC210619

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

