

# 9 Hamilton Place, Checkendon, Henley-on-Thames , RG8





**A magnificent,  
individually designed  
family home set in an  
exclusive development.**



Pangbourne Station 7 miles, Goring & Streatley Station 7 miles, Reading 9.5 miles, Henley-on-Thames 9 miles, M4 (Junction 12) 12 miles, Heathrow Airport 30 miles (All distances and timings are approximate)

# The Property

This stunning house, built in 2016 by the award-winning Millgate homes, is set in an exclusive development and individually designed to a high specification. The property offers the ultimate in space and quality with high ceilings and tall windows which maximise the light within this beautifully presented home. It has generous open plan living providing flexible accommodation. There is underfloor heating throughout. You enter the property into large and welcoming reception hall with wooden floor, recessed ceiling spotlights and turning stairs to the first floor with an under stairs cupboard.

On the right hand side is the impressive drawing room. It is double aspect with a feature carved stone fireplace, a stunning cascading central light, and double doors opening on to the terrace. Also on the right hand side is the Dining Room which is a large, bright, impressive room, with another central chandelier, and views over the rear garden. There is also a cloakroom and spacious study on this level.

The hall then follows into an extremely spacious, bright, open plan Kitchen/Dining/Family room. This is the real heart of the home ideal for entertaining. There are two sets of double doors leading on to the terrace. The dining area and the family room can be swapped around.

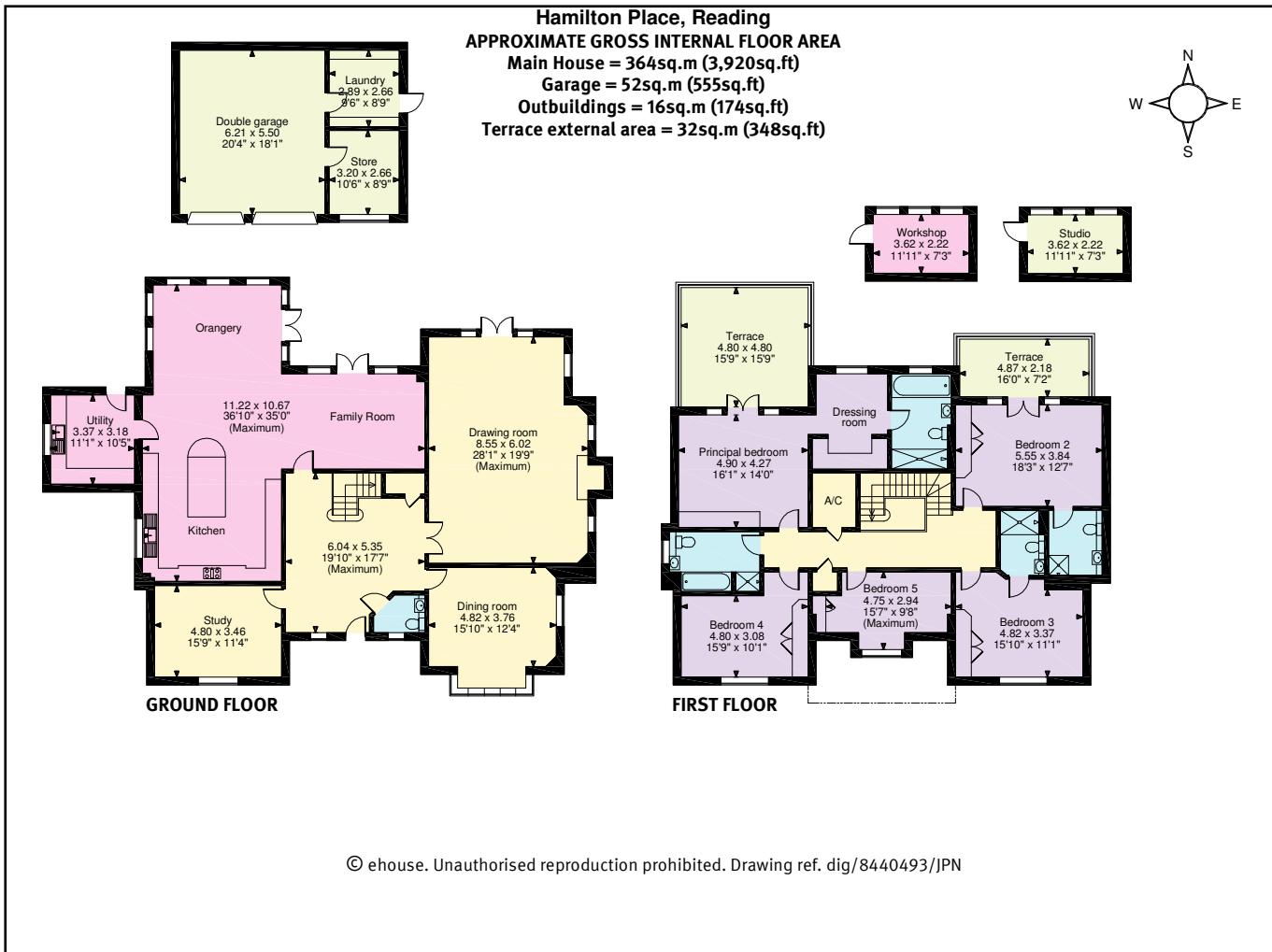
The bespoke hand-painted kitchen in Shaker-style in-frame, with soft-close cabinets, is complemented by quartz stone worktops and houses a range of top-quality integrated appliances. Leading off the kitchen is a built-in utility room with hand-painted Shaker style in-frame soft-close cabinets complimented with quartz worktops and a Franke stainless steel sink.

Up the wide staircase to the landing, the staircase features a stained American White Oak handrail, hand-painted newel posts and spindles in complementary colours. The magnificent principle bedroom suite comprises a large bedroom, a dressing area with ample storage and an en suite with walk-in shower and bath. There are double doors leading on to a terrace overlooking the garden and surrounding woodland. There is a guest bedroom suite again with ample storage, and doors onto an outside terrace and an en suite shower room. Bedroom 3 has an en suite shower room and there are two further double bedrooms.

## Situation

In a beautiful gated community of 10 stunning homes, Hamilton Place is on the edge of Checkendon and Stoke Row, surrounded by wonderful countryside. Checkendon offers a variety of amenities including two pubs, a church, primary school, village green with a playground and well regarded equestrian centre. The nearby town of Henley on Thames offers a more comprehensive range of shopping facilities. The railway station has direct links with London Paddington via Twyford (25 mins). The larger town of Reading is within easy driving distance and offers a rail service to London Paddington (22 mins).





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2020. Photographs and videos dated October 2020.

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The property is well placed for access to the M40 motorway (J4) at High Wycombe and the M4 motorway (J8/9) at Maidenhead.

## Garden and Grounds

The property is approached through wrought iron security gates which lead onto the block paved drive. Constructed of brick under a tiled roof and the recessed porch has concealed lighting and a leadlight front door. There is a detached triple garage with boarded loft area.

To the rear, the private garden is primarily laid to lawn, encompassed by mature trees and bordered by established shrubs. The large terrace provides the perfect place to entertain and to sit and enjoy the surrounding countryside. There are two separate workshops/studios plus a gazebo.

## Directions (RG8 0BQ)

Leave Henley along the Fairmile A4130 signposted to Nettlebed. Go straight over the roundabout in Nettlebed and through the village. After a further half mile turn left signposted to Stoke Row and Nuffield. Go past the golf course and continue along the road for about 2 miles. You will pass the sign entering Stoke Row and Hamilton Place is shortly on your right. Number 9 is the first house on the right.

### Services

Mains Gas, Water, mains, drains and electricity.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as fitted carpets, curtains and light fittings are specifically excluded from the sale, but may be available by separate negotiation.

### Viewing

Strictly by appointment only with the sole agents Knight Frank LLP.

### Local Authority

South Oxfordshire District Council.



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