

Juniper House, Checkendon, Henley-on-Thames



A immaculately presented contemporary family home.

Situated in a quiet yet accessible location in the Oxfordshire countryside, Juniper House is a substantial family home providing stylish and spacious accommodation.

Accommodation

Ground Floor Reception hall | Drawing room | Sitting room | Family room | Study
Cloakroom/W.C. | Kitchen | Utility

First Floor Principal bedroom with en suite shower room | Two further bedrooms with en suite showers | Two further bedrooms | Family bathroom

Garden and Grounds Triple garage | Ample parking | Lawned gardens to front and back
Paved terrace to rear of house | Gardens of approximately 1 acre

Property information

Services: Mains electricity, water and LPG gas. Private drainage.

Local Authority: South Oxfordshire District Council

Council Tax Band: G

EPC: C

Guide Price: £2,000,000

Directions (RG8 0BQ)

From Henley bridge, continue to the traffic lights. Drive past the Town Hall up Gravel Hill towards Rotherfield Greys, continue over the green and turn right towards Shepherds Green. When you reach a T-junction turn right onto the B481, after 2 miles turn left at fork towards Stoke Row and Witheridge Hill. Continue driving through Stoke Row on to Kit Lane, turn left onto Uxmore Road and continue for approximately 1 mile where the house will be found set back from the road on the right-hand side before you reach Lovegroves Lane.





The Property

Juniper house is a beautiful, detached family home enjoying a lovely tucked away position in Checkendon.

Approached via a long, gravel driveway the house sits well in its mature plot of approximately 1 acre.

On entering the property, the large, bright entrance hall provides access to the principal reception rooms. Double doors open into the impressive kitchen, living and family room with its double-height vaulted ceiling, freestanding woodburning stove and bi-folding doors which lead out on to the patio and beautiful gardens beyond. Adjacent to the kitchen is the drawing room with a wood burning stove, stylish stone surround and French windows opening onto the garden. The study is positioned at the front of the house, providing pleasant views over the front garden and Woodland beyond. The family room also at the front has an attractive bay window, high ceilings which are a feature throughout the house, and ceramic flooring. The utility room and downstairs cloakroom, complete the accommodation on the ground floor.

Upstairs there are five double bedrooms, the principal bedroom suite has a large ensuite shower room and fitted wardrobes and benefits from lovely views over the rear garden. There are further four double bedrooms, three of which benefit from ensuite facilities and built-in wardrobes.



Situation

Checkendon is located on the edge of the Chiltern Hills in a designated Area of Outstanding Natural Beauty. This close-knit village is listed in the Domesday Book and has many amenities, including an excellent preschool and primary school, a twelfth century church, a village hall, and three nearby pubs. There is also a highly regarded equestrian centre, a large village green with children's play area, sports facilities, and a pavilion, home to the village cricket club and football team.

The village is a short drive from the riverside market towns of Henley-on-Thames, famous for the Royal Regatta, and Wallingford. Comprehensive conveniences are available in nearby Reading and Oxford.

Both Henley and Reading offer excellent rail links (London in under 45 minutes), while M4 and M40 motorways are also easily accessible. The area is well served for schools, including the highly regarded Oratory School just two miles away.



Gardens and grounds

The property is approached via a long gravel driveway which leads to a brick paved drive to the front of the house, providing parking for several cars and access to the triple garage.

The house enjoys extensive front and rear gardens, which are mostly laid to lawn and there are a variety of different seating areas and a high degree of degree of privacy, due to a selection of mature trees and shrubs.



Approximate Gross Internal Floor Area

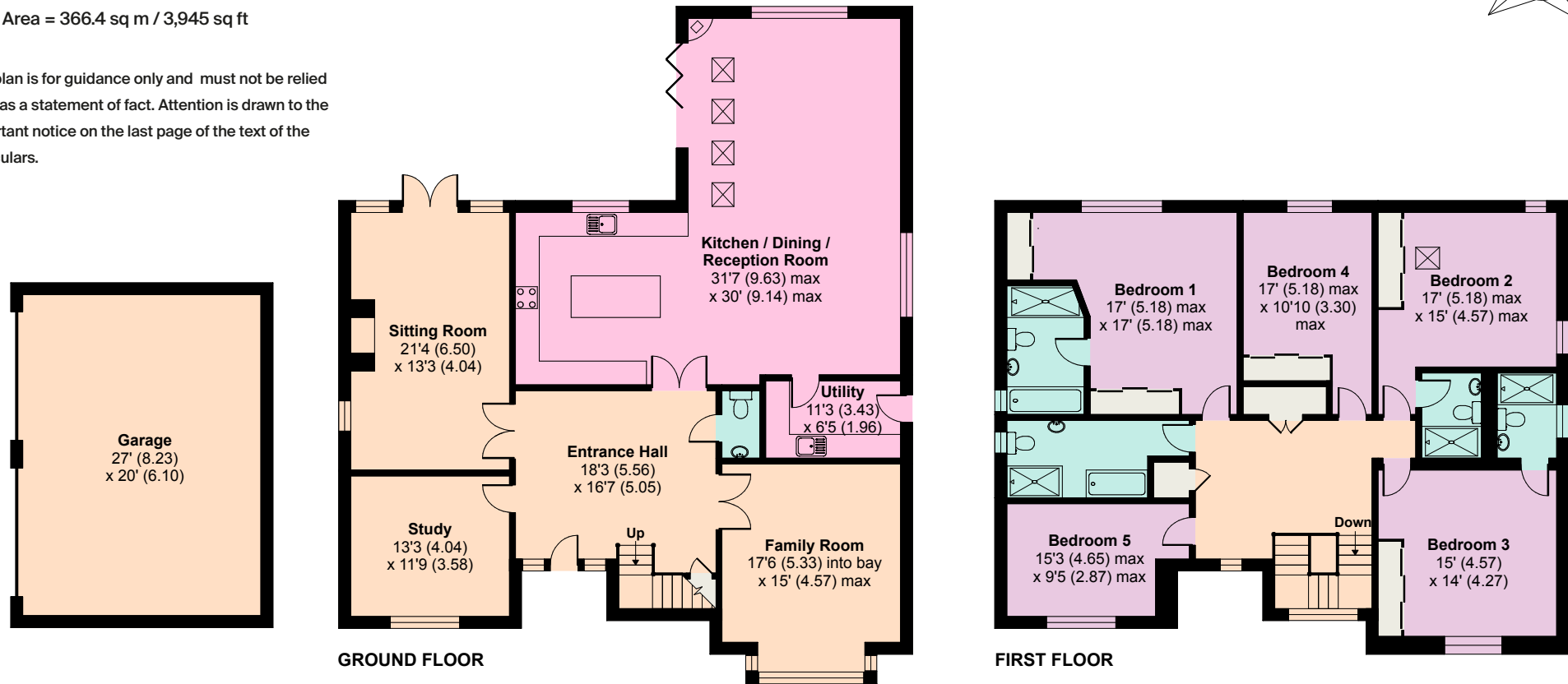
Main House = 316.3 sq m / 3,405 sq ft

Garage = 50.1 sq m / 540 sq ft

Total Area = 366.4 sq m / 3,945 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank Henley
20 Thameside
Henley-on-Thames
RG9 2LJ
knightfrank.co.uk

I would be delighted to tell you more
Matt Davies
01491 844 903
matt.davies@knightfrank.com

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated [October 2023]. Photographs and videos dated [October 2023].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.