



MICHAELMAS COTTAGE, CHECKENDON, RG8



AN IDYLLIC SMALL HOLDING OF 2.5 ACRES IN A VILLAGE SETTING

Michaelmas Cottage was built in 2007 to a high specification by a well-regarded local builder. The quality of the finish is excellent, with oak flooring, double glazing and a superb self-contained annexe.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

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

Guide price: £1,895,000



THE PROPERTY

Upon entering, you are welcomed by a spacious hallway that leads to the reception rooms, kitchen, and stairs to the first floor. The double-aspect sitting room boasts two French windows that open onto the rear terrace, along with an open fireplace that houses a log-burning stove. The property benefits greatly from a wonderful kitchen/dining/sunroom. This light and airy room runs the full length of the property and has wonderful views over the gardens. The kitchen area has a range of floor and wall units, an integrated dishwasher, a butler sink, a gas hob with an extractor above, three ovens, warming drawer, and a fridge/freezer. There is ample space for seating in the garden room area of the kitchen with a log burner and bi-fold doors that open to the terrace ensuring this space works perfectly for family living. Additionally, there is a light-filled study to the front of the house. There is electric underfloor heating to the kitchen and garden room.









THE PROPERTY (CONTINUED)

The stairs lead to the first floor, which features a superb landing area providing access to the principal bedroom, complete with a range of built-in wardrobes and an en suite shower room. The guest bedroom also has an en suite shower, while there are two further double bedrooms, all featuring built-in wardrobes, alongside a family bathroom. All rooms offer lovely views of the gardens and countryside and the bathrooms have underfloor heating.

To the rear of the property is a self-contained annexe which is equipped with underfloor heating, a range of wall and floor kitchen units, a Belfast sink and a shower room with a WC and stairs to the bedroom/studio. A side entrance gives access to the annexe, and there are also French doors opening on to the gravel courtyard.







GARDEN AND GROUNDS

To the front of the property is a spacious garden featuring a mix of block paving and gravel areas, with ample space for several cars. A gravel driveway runs down the side of the property, leading to three stables and a garage/barn at the rear.

From the sitting room, sunroom, and dining room, you can access a charming stone terrace that wraps around the house and into the garden. Two designated areas for al fresco dining and seating are bordered by a beautiful variety of herbaceous plants, shrubs, and hedging. Below the terrace is a lawned area that leads to the detached self-contained studio.

To the rear of the property is a wonderful, stable/barn building comprising three stables, a tack room, which is currently a bedroom with a shower room, and a double garage. A 2-acre paddock lies below the stable block that has been split into paddocks, one with a field shelter, which makes this a lovely equestrian property with access directly from the paddock to a bridleway. Part of the paddock is fenced to create a vegetable garden and a small orchard area with a chicken coup/run. The perfect property for a country lifestyle.





SITUATION

The village of Checkendon is situated on the edge of the Chilterns, surrounded by stunning countryside. The village boasts a thriving pre-school and primary school, a village hall, and a 12th-century church. Residents can enjoy the Black Horse public house in the village. In Stoke Row, you'll find a garage and a village shop/café, along with the highly regarded Crooked Billet restaurant.

The picturesque towns of Wallingford and Henley-on-Thames offer access to the River Thames and provide shopping and recreational opportunities. There is a mainline train service from Goring and Streatley station, connecting via Reading to London Paddington. Oxford and Reading are also easily accessible, with the closest motorway junctions being M4 J12 and M40 J4 and J5. The surrounding countryside features miles of outstanding riding and walking trails, which can be accessed directly from the paddock.







**Approximate Gross Internal Area 2521 sq ft - 234 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1407 sq ft – 131 sq m

First Floor Area 1114 sq ft – 103 sq m

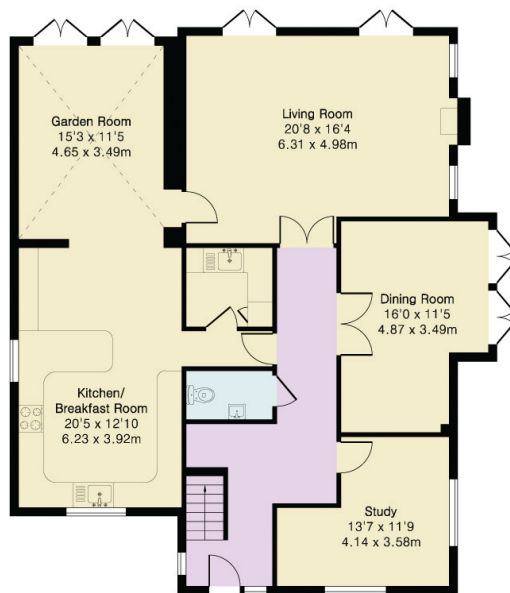
Ground Floor Studio Area 361 sq ft – 34 sq m

First Floor Studio Area 251 sq ft – 23 sq m

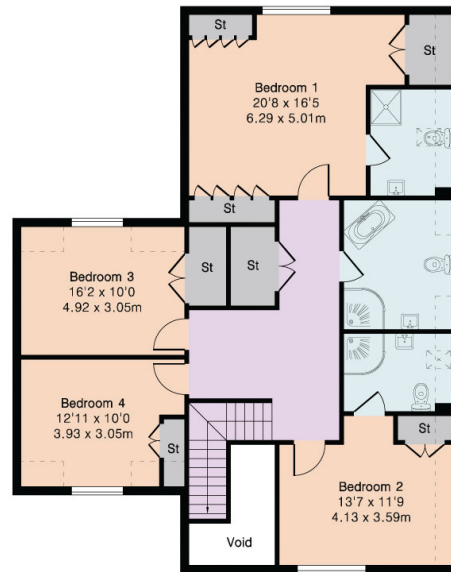
Garage Ground Floor Area 609 sq ft – 57 sq m

Garage First Floor Area 252 sq ft – 23 sq m

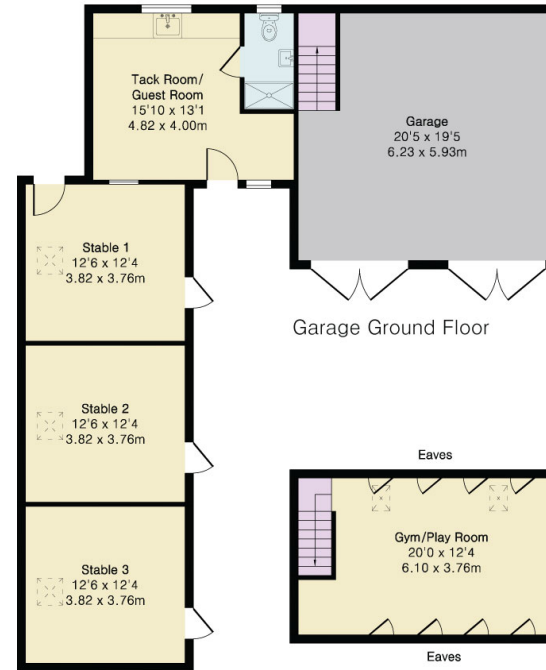
Outbuilding Area 472 sq ft – 44 sq m



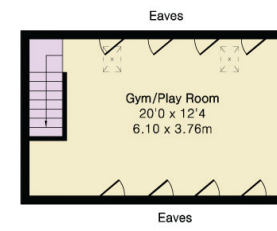
Ground Floor



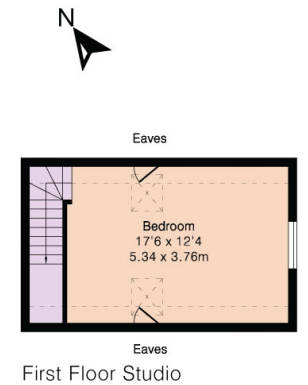
First Floor



Outbuilding



Garage First Floor



First Floor Studio



Ground Floor Studio

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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