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10A EMMENS CLOSE, CHECKENDON, OXFORDSHIRE, RG8 0TU



- Semi-detached bungalow
- Two double bedrooms
- South facing garden abutting woodland
- Insulated timber garden studio
- Tucked away cul-de-sac location
- No onward chain

Asking Price £375,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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PROPERTY DESCRIPTION

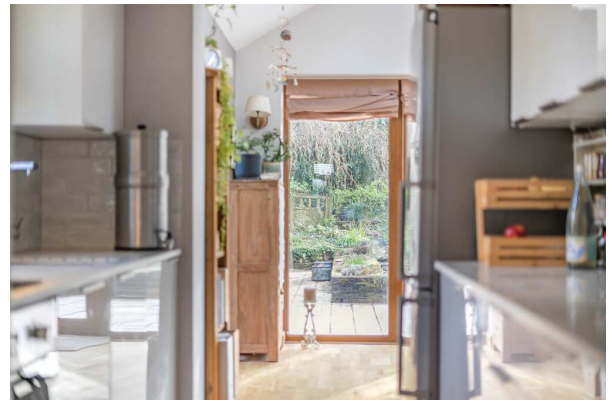
A semi-detached bungalow tucked away at the end of a cul-de-sac within the pretty village of Checkendon, just steps away from the village recreation grounds. The property has been extended to provide a vaulted sitting room and conservatory overlooking the South facing garden, abutting woodland at the rear. The property also benefits from an insulated garden studio, ideal for home-working if required. Available with no onward chain, the well presented accommodation includes: entrance hall, kitchen, lounge, conservatory, two double bedrooms and shower room. EPC Rating F.

LOCAL INFORMATION

Checkendon is located on the edge of the Chiltern Hills in a designated Area of Outstanding Natural Beauty. This close knit village dates back to the 12th century and has many amenities including a popular primary school and pre-school, local church plus equestrian centre and sports facilities on the recreation ground with its sports pavilion catering for the village cricket club and football team. The village is within 15 minutes drive of both Henley on Thames and Reading town centre. Reading offers excellent commuting links into London Paddington and Oxford, with the Elizabeth Line now allowing direct access to the City, Canary Wharf, the West End and Heathrow. There is extensive and varied access to countryside footpaths, bridleways and The Ridgeway.

ACCOMMODATION

A side path leads to the front door, opening to an entrance hall with storage cupboards. The hall leads to a galley-style kitchen, fitted with a range of gloss units with composite worktops and integral appliances including dishwasher, washing machine, oven and electric hob. The kitchen opens to a South-facing lounge with a vaulted ceiling with velux windows, multi-fuel stove and French doors opening to the rear deck. This space also opens to a conservatory, with



French doors to the rear. The two double bedrooms are located towards of the front of the property. A shower room with walk-in shower and attractive tiling completes the accommodation.

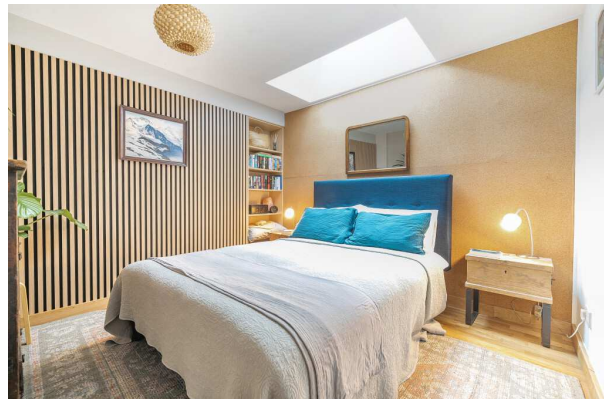
OUTSIDE SPACE

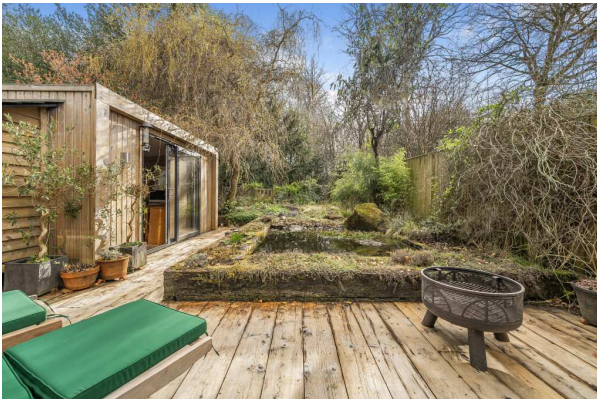
A pedestrian footpath leads to the property, with a wooden gate opening to a cobbled path. The front is a gardeners' haven, with raised vegetable beds surrounded by strawberry plants and fruiting apple, pear and cherry trees. A further timber gate leads to the rear, with a wide plank decked seating area, making the most of the South-facing aspect. The deck borders a large ornamental pond with water lilies providing a natural environment for a variety of wildlife and attracting many rare birds. A feature twisted willow overhangs, and a path leads to a wildlife garden, with a yellow plum tree. A gate at the rear leads onto woodland, and the garden is enclosed by timber fencing to the sides.

There is also a timber garden studio with insulation, power and electric radiators with a sliding door onto the decking. This space provides an ideal space for home-working if required.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band B. Electric radiators with immersion heater for hot water. Mains drainage.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

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Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

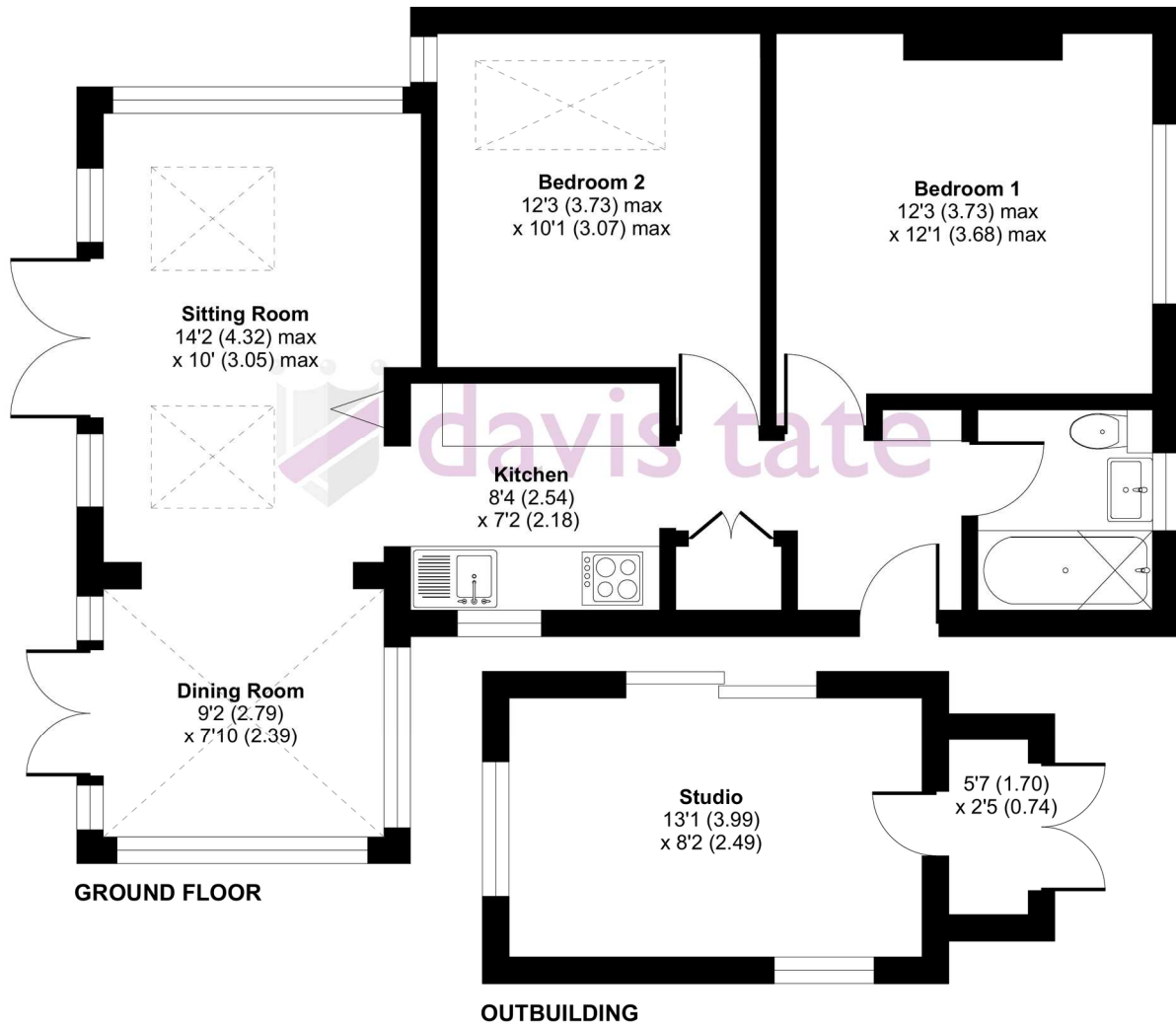
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 637 sq ft / 59.1 sq m
Outbuilding = 120 sq ft / 11.1 sq m
Total = 757 sq ft / 70.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Davis Tate. REF: 1096106