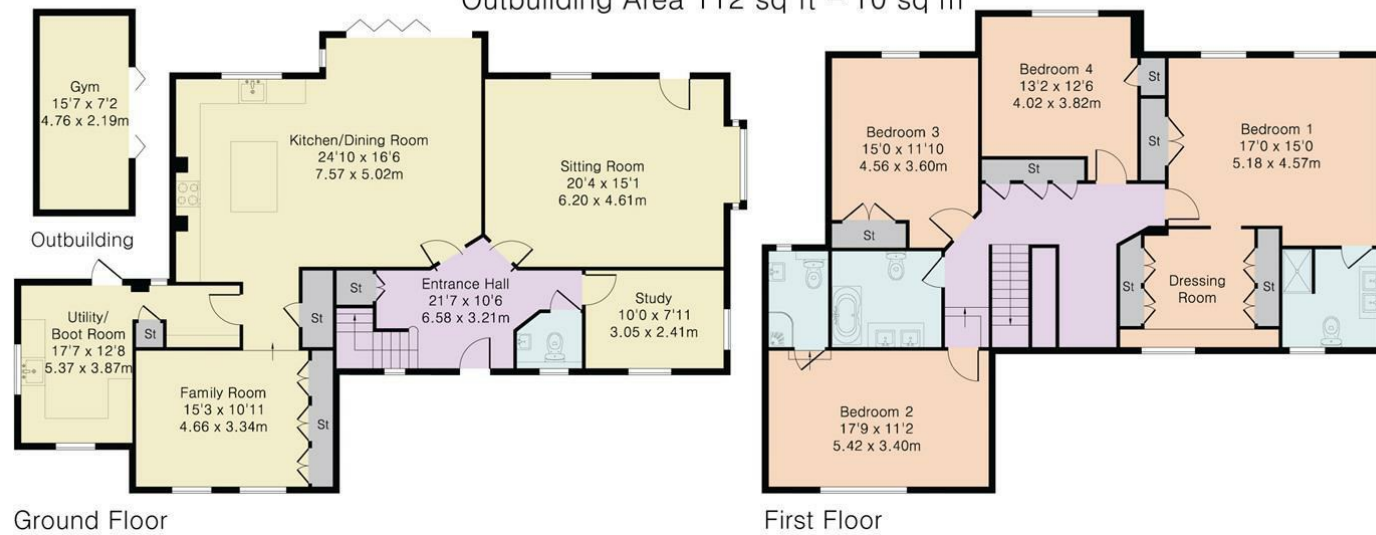


Approximate Gross Internal Area 2788 sq ft - 259 sq m

Ground Floor Area 1367 sq ft – 127 sq m

First Floor Area 1309 sq ft – 122 sq m

Outbuilding Area 112 sq ft – 10 sq m



Guide Price
£1,500,000

- Detached Family Home
- Stunning Kitchen/Breakfast/Family Room
- Principal Bedroom Suite
- 3 Further Bedrooms, 2 Bathrooms
- Oak Framed Carport
- Garden Room
- A quarter of an acre of gardens

An exceptional 4 Bedroom family home in Checkendon

An exceptional family home offering approximately 2,700 sq. ft. of bright and flexible living space in the village of Checkendon.

- Henley-on-Thames 8.5 miles
- Wallingford 7.5 miles
- Reading 8 miles
- Oxford 20 miles
- London 49 miles
- Heathrow 30 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Description

Hazel Shaw is a generous family home offering approximately 2,700 sq. ft. of bright and flexible living space across two floors. Built in 2011, the property has been carefully extended and updated by the current owners to combine modern comforts with a welcoming atmosphere.

The ground floor features a spacious reception hall with understairs storage, leading to a dual-aspect study, a cloakroom, and a large drawing room with a wood-burning stove and access to the rear terrace.

The open-plan kitchen, breakfast, and family room serves as the focal point of the home. The kitchen is fitted with a range of bespoke handmade units, a central island with breakfast bar, a double Belfast sink with Quooker tap, integrated appliances, and a cast iron Everhot stove. Bi-fold doors in the dining area open to the garden, seamlessly linking indoor and outdoor spaces. This area flows into the newly created family room, and there is also a walk-in larder and a well-equipped utility room.

Upstairs, the principal bedroom has a walk-in dressing room with fitted wardrobes and an en suite bathroom. A second large bedroom also has an en suite, while two further bedrooms share a family bathroom.

Outside

The property is approached via electric gates, with a driveway offering parking for multiple vehicles and access to a double carport complete with an electric vehicle charging point. The well-maintained, enclosed garden wraps around the side and rear of the house and features mature trees and shrubs. A recently constructed garden room, currently used as a gym, offers additional flexibility as a home office or studio.

Location

Hazel Shaw is located on the edge of the Chiltern Hills in the village of Checkendon, an Area of Outstanding Natural Beauty. The village offers amenities, an award-winning farm shop, a church, equestrian centre, woodland adventure playground, and a recreation ground with a pavilion. It also benefits from well-regarded pre- and primary schools, making it ideal for families.

Services



Mains services: Electricity / water / mains drainage

Council Tax: South Oxfordshire District Council
Band G

Viewing strictly by appointment through Robinson Sherston 01491411 911

Directions

Postcode RG8 0SX

what3words:///calculating.rooster.discussed

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.