



Hammonds End, Bradleys Street, Checkendon RG8 ONH





## Hammonds End, Checkendon

On the market for the first time since it was built in 1906, an attached cottage set in this idyllic rural location with planning permission (P24/S0661/HH) for a 2 storey extension. There are glorious views across countryside, currently with 2 bedrooms, 1<sup>st</sup> floor bathroom, sitting room with fireplace, kitchen with log stove and a rear lobby with utility/cloakroom: the extension would create a 4 bedroom 2/3 reception property. The plot extends to approximately a fifth of an acre, there is an adjacent timber barn split into a garage and studio. The village has a cricket ground and primary school, with further amenities in nearby Stoke Row and Henley just 8 miles away.



## Tenure - Freehold

Accommodation  
Front door to:

Entrance Hall: Quarry tiled floor, leaded light window, stairs to landing.

Living Room: Two windows to the front, one a double glazed picture window, brick fireplace, electric storage heater.

Kitchen/Dining Room: Double aspect with windows to rear and side, double glazed at the rear, worktop with cupboards under and stainless steel sink, electric cooker, quarry tiled floor and electric storage heater. Fireplace with Jotul log stove, under stair storage cupboard and airing cupboard.

Rear Lobby: Quarry tiled floor, door to side.







Utility/Cloakroom: White two-piece suite, worktop with appliance spaces under, double glazed window and quarry tiled floor.

Stairs to Landing: Loft access.

Bedroom 1: Double glazed window to the side, double wardrobe, electric storage heater.

Bedroom 2: Double glazed window to the side, electric storage heater.

Bathroom: Double glazed window to rear, white three-piece suite including bath with shower and screen over, electric storage heater.

Outside:

To the Front: Area of lawn with a retaining brick wall and steps up to the house, driveway to the side leads to the attached garage outbuilding.

Timber Barn: Split into:

Garage: 14'10 x 14'2 Up over door, side window, door to the rear store.

Rear Store: 14'4 x 13'9, Flanked by windows with French doors opening to the rear.

Rear Garden: A lovely feature extending to approximately 86' and set to lawn with a laurel hedge to one side and an established range of trees and shrubs, timber fencing, rear aspect across farmland.



Directions: Leave Wallingford heading South on the Reading Road, at the roundabout turn left onto Nosworthy Way, continue to the next roundabout and turn right onto the A4074. Continue for 4.5 miles and turn left signposted Checkendon, this becomes the Uxmore Road, opposite this property is the Equestrian centre, turn left onto Bottom Lane, then onto Bradley's Street, sharp left and the house is on the left.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

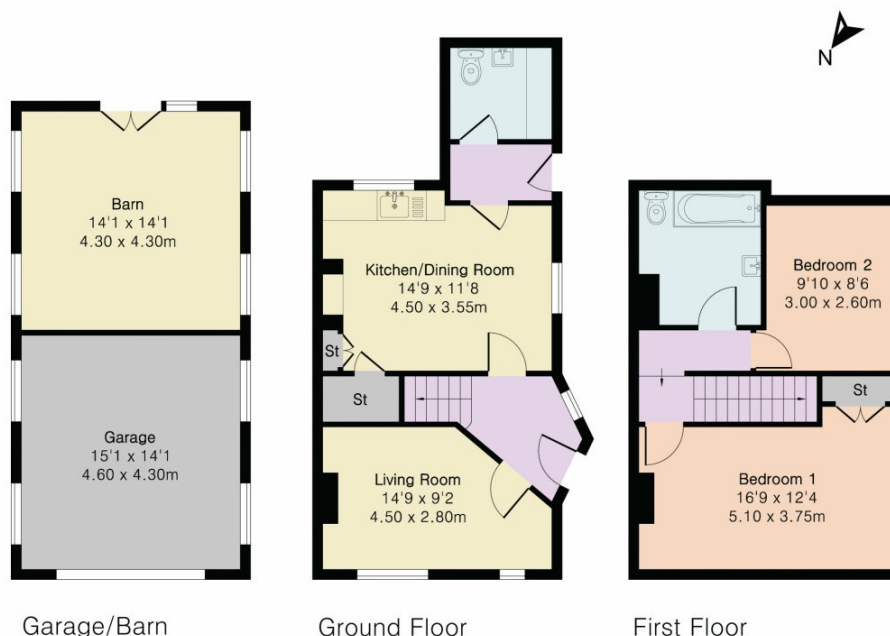


### Approximate Gross Internal Area 829 sq ft - 77 sq m (Excluding Garage/Barn)

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 400 sq ft – 37 sq m

Garage/Barn Area 417 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

