



Braken Road
Chinnor



bonners & babingtons

Braken Road
Chinnor
OX39 4FU

Offers in Excess of: £650,000

An immaculately presented 4 bedroom, 2 bathroom detached modern family home, with an attractive brick and flint front elevation. Situated within this popular village, close to local shops and amenities with outstanding rated schools and excellent transport links and benefiting from beautiful views of the Chiltern Hills.

The property constructed in 2021 consists of: entrance hallway where all rooms lead from. The real heart of the home is the fabulous kitchen/diner, a great place to socialise with friends or simply for the family to gather at the end of a busy day. The well appointed kitchen has ample eye and waist level units, integrated fridge/freezer and dishwasher, granite work tops and French doors opening out onto the rear garden, as well as into the reception room. The cosy main reception room has bay windows to the front of the property and double doors to the kitchen/diner. There is also a useful 2nd reception/study room and a downstairs cloakroom which also serves as a utility room with plumbing for white goods. Upstairs there are four double bedrooms, with the spacious master bedroom boasting ensuite facilities and built in wardrobes. There is also a family bathroom with bath and hand shower.

Outside there are front and rear gardens, with the enclosed rear garden laid mainly to lawn with a sociable patio area and an internal door to the garage. The property has a garage and private off road parking. Other notable features include: gas central heating, double glazing throughout and remainder of NHBC warranty. Estate management charge is £288 per annum.





Location

Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

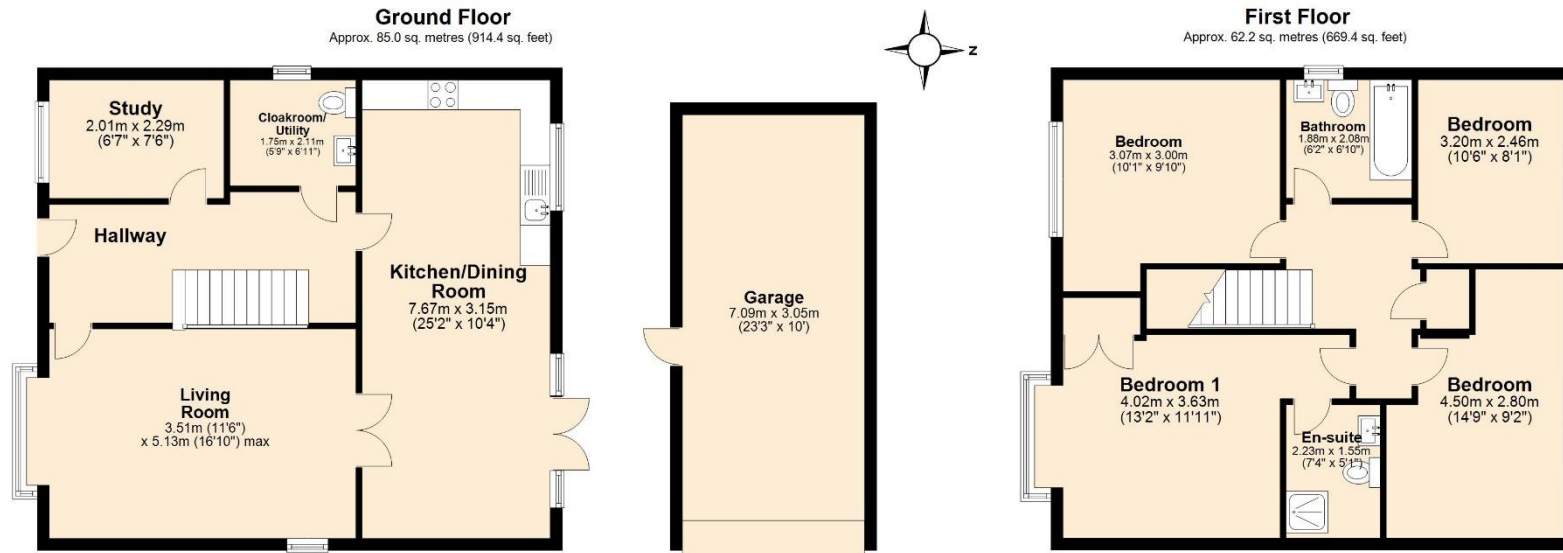
Council Tax Band F
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		110
(81-91) B	84	
(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	



bonners & babingtons



Total area: approx. 147.1 sq. metres (1583.8 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

Robert House, 19 Station Road,
Chinnor, Oxfordshire, OX39 4PU

01844 354554

www.bb-estateagents.co.uk

