



Lower Icknield Way  
Chinnor

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This Discreetly positioned 4 bedroom detached property with self contained attached annex, is set back from the road at the end of its own private driveway, with stunning views over the Chiltern Hills and backing onto open countryside. The property offers great potential to extend or amend.

Lower Icknield Way, Chinnor, Oxfordshire, OX39 4EB

Guide Price of £850,000

- 4 Bedroom Detached House with Annex
- Discreetly Positioned
- Stunning Views Over Chiltern Hills & Surrounding Countryside
- Great Potential to Extend or Amend
- 2 Reception Rooms
- Kitchen/Diner
- Separate Utility Room
- Downstairs Shower Room & Family Bathroom.
- Attached Annex with Separate Entrance
- Large South Facing Garden



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 [rightmove.co.uk](http://rightmove.co.uk)  
The UK's number one property website

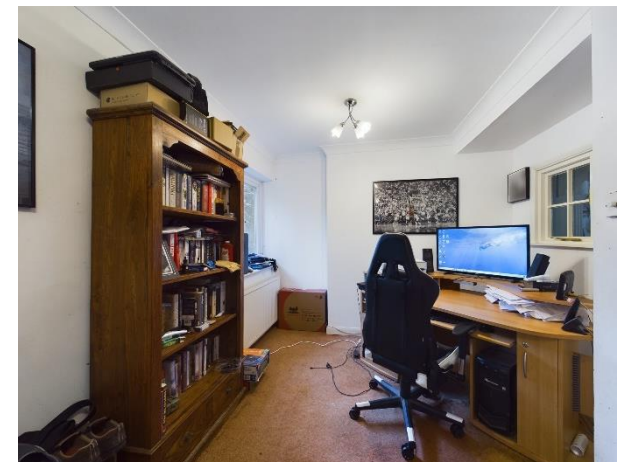
 [PrimeLocation.com](http://PrimeLocation.com)

 [Zoopla.co.uk](http://Zoopla.co.uk)

## 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).





## Description

This hidden gem is revealed at the end of its own private driveway and its positioning is quite unique making it a rare find!

The property consists of: entrance porch which leads to the hallway where all rooms lead from. The property boasts a sociable dual aspect kitchen/diner, making it the perfect place to gather with friends or with family after a busy day. There are ample eye and waist level storage units, granite work tops, Belfast sink and a range cooker. There is also a separate utility room with plumbing for white goods, a sauna and a door to the side of the house. If you didn't want the sauna this would make a great boot room.

The property offers two spacious reception rooms, with the family room benefitting from an open fire place and sliding doors that lead to sun room and garden. The second reception room is currently used as an office with a door to the side of the property, but could have many others uses.

The sun room allows you to take advantage of the pretty south facing garden and views beyond. On the ground floor there is also a modern shower room with WC.

Upstairs there are three bedrooms. The master bedroom has built in wardrobes and captures the stunning views. There is a family bathroom, with corner bath and separate shower.

### The Annex

Has a separate front entrance which takes you into the kitchen/diner and stairs that lead



you to the annex bedroom/reception area and shower room. There is access from the main house upstairs to the annex bedroom.

### Outside

The large rear south facing garden has mature shrubs and trees providing interest and privacy, a substantial summer house with power and lights with a separate storage area, and a sociable patio with far reaching views.

To the front of the property there is ample off road parking.



## General Remarks and Stipulations

### Tenure

Freehold

### Services

Oil central heating, mains drains.

### EPC Rating

Rating D

### Local Authority

South Oxfordshire District Council

### Viewing

Strictly by appointment with Bonners & Babingtons

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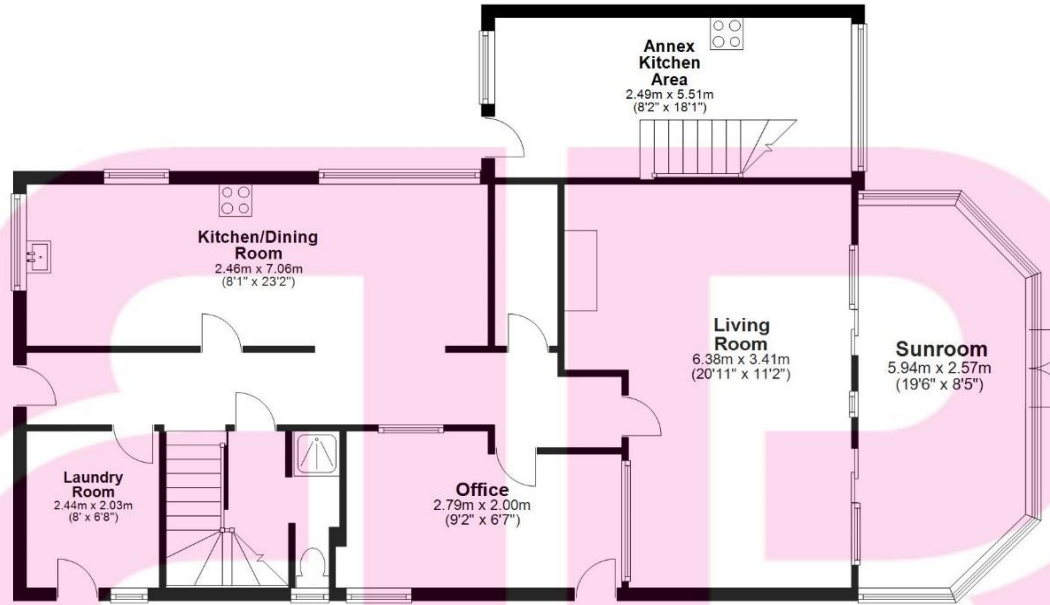
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### Ground Floor

Approx. 116.1 sq. metres (1249.4 sq. feet)



### First Floor

Approx. 74.3 sq. metres (800.3 sq. feet)



Total area: approx. 190.4 sq. metres (2049.7 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.



