



AB
100% SATISFACTION
FOR SALE

AB

bonners & babingtons

Doveleat
Chinnor

Doveleat Chinnor OX39 4DW Guide Price: £500,000

2/3 bedroom detached bungalow, boasting three reception rooms and two bathrooms, beautifully presented and successfully extended to create versatile living in a quiet cul-de-sac in the heart of Chinnor, close to local shops, amenities and schools.

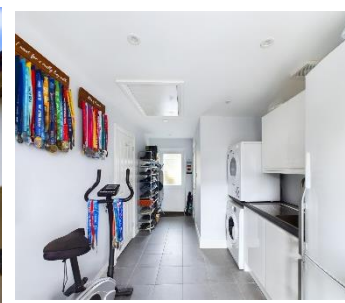
This lovely bungalow comprises of; bright, wide entrance hall with solid wood flooring. The tasteful, engineered wood continues in to the front living room and beyond. The reception room is light yet cosy with a log burning fire, fitted full height book shelves and is semi open plan to the dining area with access to both the extended sun room and kitchen. The sun room is a modern extension to the property and benefits from under floor heating, electric velux windows and blinds and French doors to the enclosed rear garden.

The kitchen is a modern, fresh design with under floor heating, double electric oven and electric hob, ample waist and eye level units, slim-line integrated dishwasher, access to the back garden and the added bonus of a large pantry cupboard. There is also a second door leading through to the hallway.

There are currently two bedrooms, the master benefitting from double built in wardrobes. There is scope to convert the large extended utility/boot room into a third bedroom that would benefit from the use of the second shower room as an ensuite, there is also separate rear access to the garden. This could be the perfect teenage space or guest suite.

The main bathroom consists of a large walk in shower, heated towel rail and underfloor heating.





Outside: The garden is a sociable and private space, paved throughout, and complemented by raised flower beds and mature, pretty shrubs and plants. There is a storage shed and side access on both sides, with one side offering enough space to park a large vehicle behind secure gates. The front of the property has two separate driveways, providing additional parking.

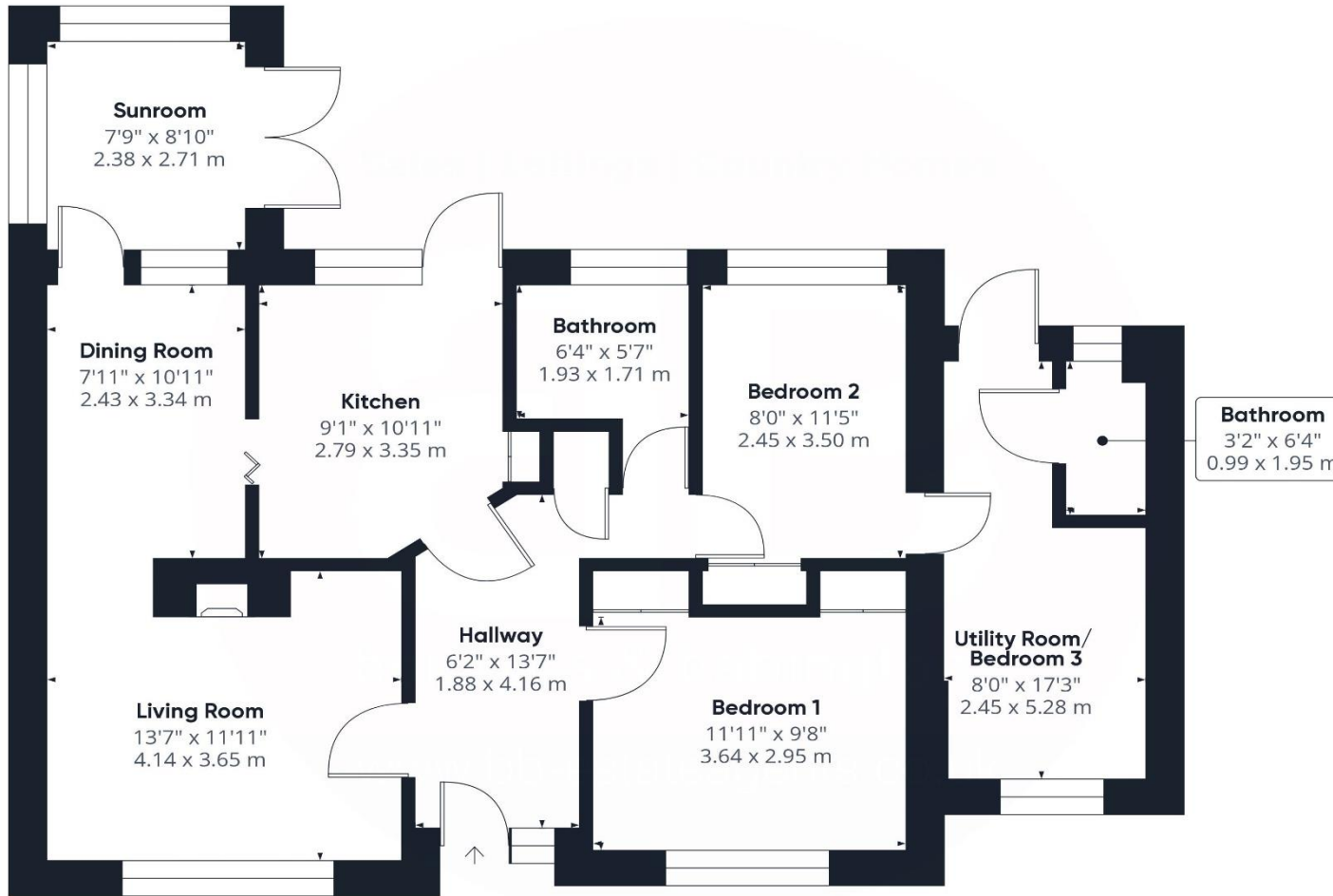
Other notable features: Two separate boarded lofts with ladder access, gas central heating, combi boiler, double glazing throughout.

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 C





Approximate total area^m
954.11 ft²
88.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

