



bonners & babingtons

Oakley Road
Chinnor

Oakley Road Chinnor OX39 4HB

Guide Price: £750,000

A discretely positioned and deceptively spacious 4 bedroom detached bungalow on a substantial plot. The property offers versatile living, a fabulous garden including orchard and a double garage. Situated close to local shops and amenities. CHAIN FREE

The property consists of: entrance lobby for coats and shoes leading into the large main reception hallway where all rooms lead from providing space for seating and welcoming guests.

The property boasts a spacious and modern kitchen/diner with ample eye and waist level storage units, intergrated fridge, dishwasher and washing machine, there is a smart range cooker, fitted American style fridge/freezer and a door to the side of the house. From the kitchen there is a door that takes you to the dining room which also connects to the conservatory and main reception room.

The generous reception room has a cosy wood burning stove and a door to the dining room and conservatory overlooking the pretty garden. The conservatory spans the reception and dining room, has under floor heating and doors to the garden.

Downstairs there are three double bedrooms, one is currently used as a study and a family bathroom with bath and overhead shower. Upstairs is the dual aspect master bedroom with ensuite facilities and stunning views over the Chiltern Hills. There is also ample eaves storage.

Outside

To the front of the property there is ample off road parking in the private driveway and a double garage with power and lights. The beautiful rear garden is laid mainly to lawn with mature hedging and trees, a sociable patio and a further decked seating area. To the rear of the garden is an orchard with a variety of apple, greengage, pear, plum and cherry trees. There is also a thriving vegetable growing area, a greenhouse and large garden shed. In addition there is a covered walk way to the side of the property, offering further storage options.





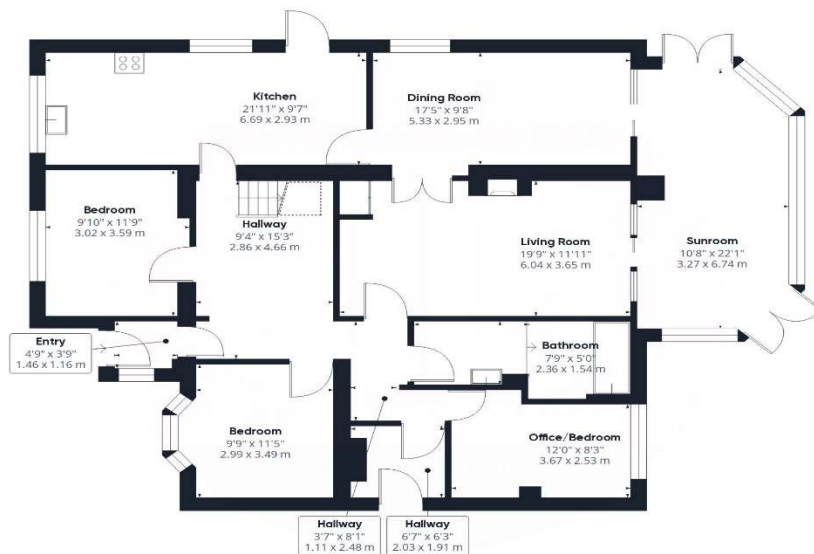
Other notable features include: Solar panels with government pay back scheme, 12 yrs remaining, double glazing throughout, gas central heating and modern boiler.

Location

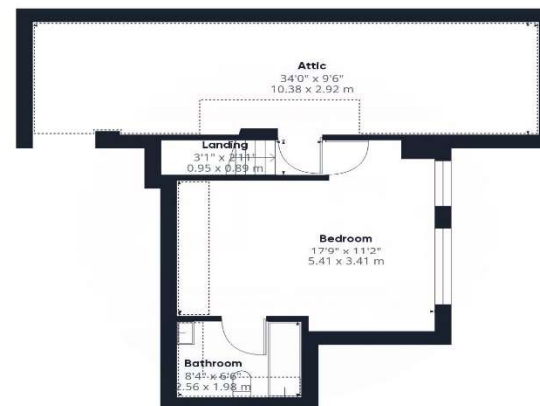
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two 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).

EPC RATING C with B POTENTIAL



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2249.38 ft²
208.97 m²

Reduced headroom

60.31 ft²
5.6 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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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

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