



bonners & babingtons

Littlemoor Field  
Chinnor



# Littlemoor Field

## Chinnor

### OX39 4FS

Offers in Excess of: £735,000

A stunning and immaculately presented 4 bedroom detached property, uniquely positioned overlooking a protected nature reserve and the glorious Chiltern Hills, boasting many high spec upgrades throughout and situated on a desirable four year old development within walking distance of the village.

On entering the property, the hallway is light and spacious with attention to detail in the form of side windows framing the front door and offering a peak at the amazing views over the fields beyond. Off the hallway, is an immaculately presented dual aspect reception room with cosy wood burning stove, French doors to the garden, and a front sash window, that again, showcases the fields and views of the Chiltern hills.

At the other side of the entrance hall is the kitchen/diner, this room is equally as bright and benefits from a contemporary fitted kitchen with ample eye and waist level units, integrated fridge freezer, double oven, microwave and dishwasher, with a sociable breakfast bar and counter tops made from Corian. There is plenty of room for a large dining table for socialising or family gatherings, French doors out to the garden and a door to the all important utility. This room comprises of integrated washing machine, additional storage and sink. there is also a large, under stairs cupboard for hiding the Hoover.

There is also a downstairs cloakroom.

Upstairs comprises of: boutique, hotel style master suite, with luxury, ensuite shower room and large dressing area, created by converting the fourth bedroom into wardrobe space, giving the room a dual aspect and thus benefitting from stunning views of the Chiltern Hills and the beautiful garden. This room could easily be reinstated as two separate bedrooms. There are two further stylish double bedrooms and a family bathroom with overhead rainfall shower and heated towel rail.

Outside: The East facing garden is generous in size, mainly laid to lawn with mature shrubs and vibrant rose bushes. There is also a large patio area for dining and entertaining, at the end of the garden is a delightful raised seating area, perfect for enjoying the afternoon sun. There is access on both sides of the house to the front and driveway, where there is ample parking and a single garage with power and lights.







Other notable features; Remaining NHBC warranties, Double glazing throughout, gas central heating.

**Location**

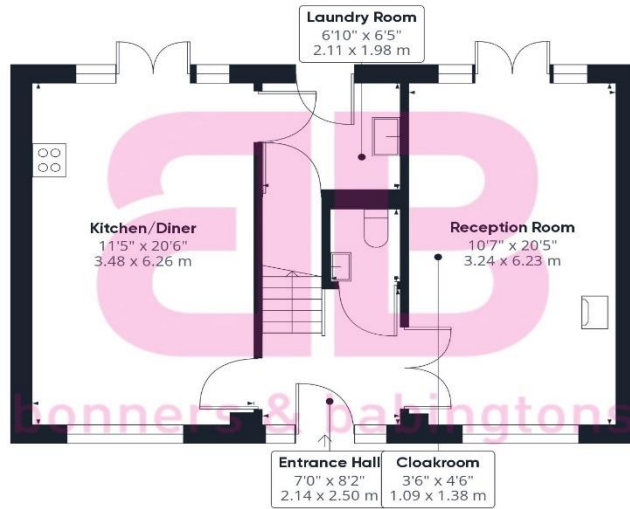
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two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

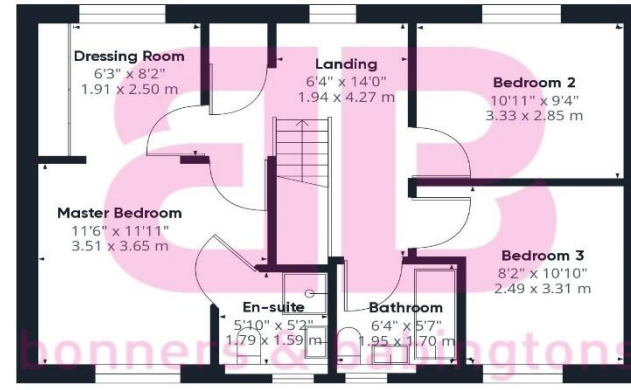


Council Tax Band E

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 Plus)                                   | A |                         | 94        |
| (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 |           |



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1375.42 ft<sup>2</sup>  
127.78 m<sup>2</sup>

(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.

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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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