



Cowleaze Chinnor OX39 4TB

Offers in Excess of: £475,000

An immaculate and beautifully presented 4 bedroom semi detached property, that has been previously extended to create a spacious family home. Situated within a quiet close and just a short walk to local shops, schools and amenities.

The property consists of: entrance hallway with space for coats and shoes and a downstairs cloakroom. The spacious main reception room is a cosy and bright area, with double doors to the semi open plan dining/family room that has French doors to the pretty South west facing garden. From the dining room is the modern kitchen with ample eye and waist level units and space for white goods. These rooms could be easily be combined to create a fabulous kitchen/diner if desired. There is also a separate utility room with further plumbing and storage and a door to the side of the property. The property has been previously extended and now boasts an additional reception/play room in place of the garage which also has access to the side of the property.

Upstairs there are four good size bedrooms, with the extended bedroom benefitting from ensuite shower facilities and the master bedroom with fitted wardrobes. There is also a family bathroom with P shaped bath and overhead shower.

Outside

The enclosed south west facing garden is laid mainly to lawn with a sociable decking and BBQ area, plus a large garden shed with power and lights. To the front of the property there is off road parking for numerous vehicles.





Other notable features include: Gas central heating, double glazing, and a part boarded loft with light and ladder.

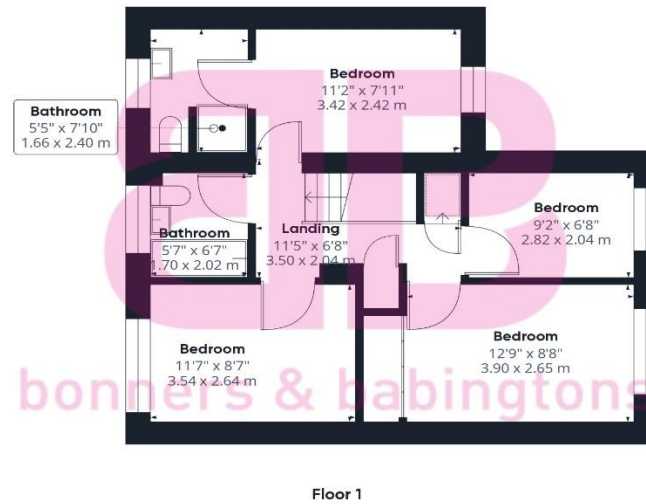
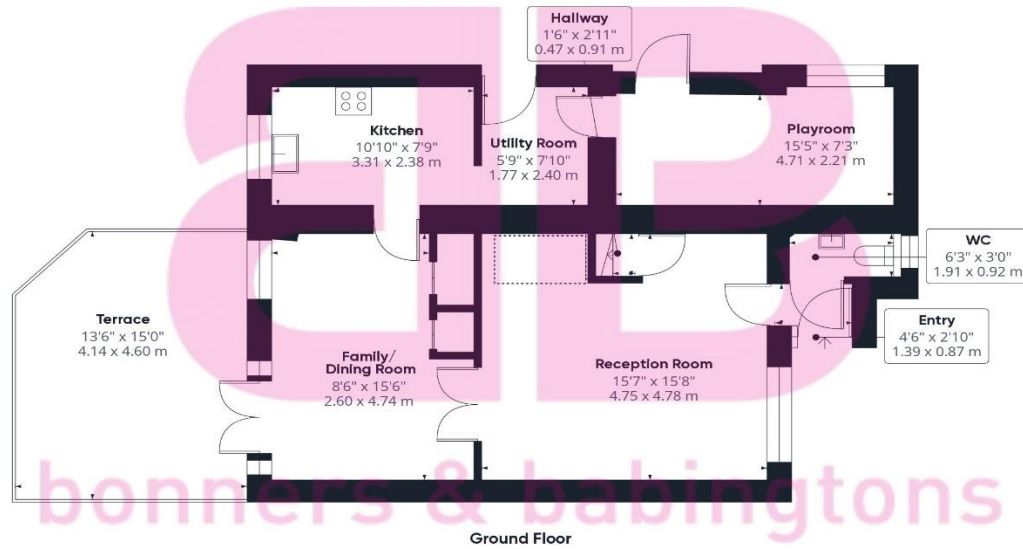
Location

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 Pending
Council Tax Band D





Approximate total area⁽¹⁾

1220.98 ft²
113.43 m²

Reduced headroom

49.37 ft²
4.59 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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