



ABS  
SECURITY ALARM

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# Crowell Road Chinnor OX39 4HP

Guide Price: £400,000

An immaculately presented two bedroom brick and flint cottage that has been completely renovated throughout to a very high standard while still retaining many original features. Offering a fabulous kitchen/diner, two reception rooms, two double bedrooms, luxury bathroom, south facing garden and garage.

The property consists of: a fabulous kitchen/diner with ample eye and waist level storage, quartz work top, fitted microwave, integrated dish washer and space for a range cooker and American fridge/freezer. There is also a downstairs WC with plumbing for white goods and space for coats and shoes.

The double fronted reception rooms that are semi open plan to each other, are full of charm and character with original beams and an open fireplace. There is under floor heating throughout the downstairs accommodation.

## Upstairs

There are two good size double bedrooms, with the master bedroom benefitting from fitted wardrobes with sliding doors. There is also a luxury modern bathroom with bath and overhead rainfall shower.

## Outside

To the rear of the property directly from the kitchen is a sociable walled terrace and sun spot, with mature hedging and plants, perfect for alfresco dining. There is also a secret enclosed south facing garden, which is discretely positioned behind the properties garage providing seclusion and privacy.

The garage has power and lights and there is off road parking for two cars.





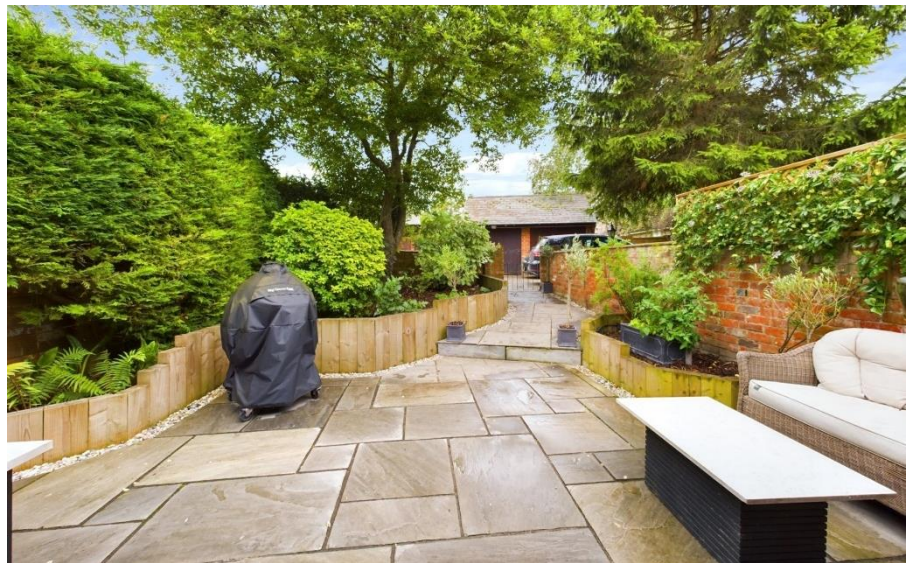
Other notable features include: New boiler, new windows and doors, gas central heating and part boarded loft with lights and ladder.

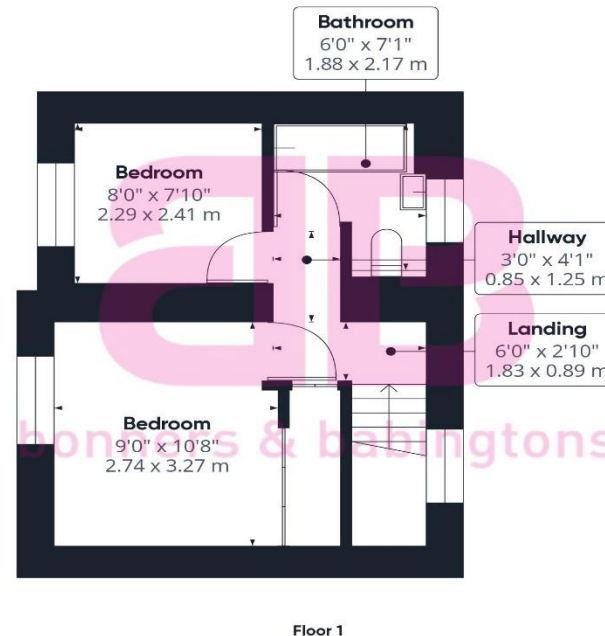
**Location**

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<sup>(1)</sup>**  
808.15 ft<sup>2</sup>  
75.08 m<sup>2</sup>

**Reduced headroom**  
8.61 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(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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