



honnors & habingtons

Salt Lane
Postcombe

Salt Lane Postcombe OX9 7EE

Guide Price: £595,000

An immaculately presented 3 bedroom detached property with double garage. Occupying a corner plot, close to fabulous countryside walks.

The property consists of: entrance hallway with downstairs cloakroom that was modernised in 2022.

The spacious main reception room with stylish bay window and cosy wood burning stove has ample space to fit sofas and also accommodate a generous dining area. From the reception room there are French doors to a modern conservatory and further French doors leading to the garden.

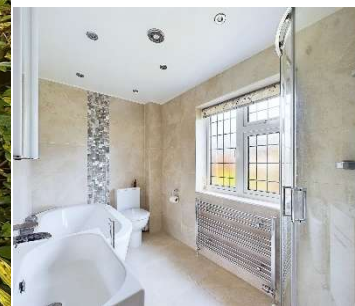
The well appointed kitchen has ample eye and waist level storage with double Belfast sink, a sociable breakfast bar, integrated NEF double oven and ceramic hob, dish washer, washing machine and a fridge and a door to the sunny courtyard garden and side of the property.

Upstairs there are 3 good size bedrooms, with the master bedroom benefitting from a bank of fitted wardrobes and bedroom no.2 with shower facilities. The modern deluxe family bathroom has a free standing oval bath, separate shower with rainfall shower, heated towel rail and vanity unit.

Outside

To the front of the property there is ample off road parking in the private driveway and a small garden. There is further garden to the side of the property which is laid mainly to lawn with mature borders and silver birch trees providing privacy and a garden shed. The enclosed courtyard garden to the rear of the property is a real sun trap, perfect for socialising with family or friends. There is also a gate to the front of the property and access to the double garage which has power and lights.





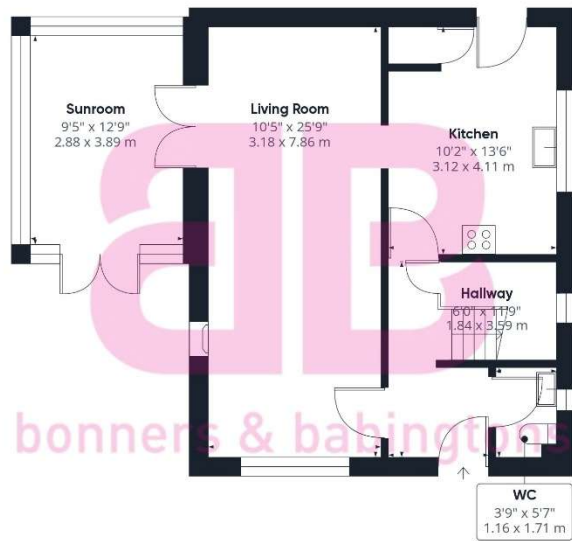
Other notable features include: oil central heating, double glazing throughout and a treatment plant for sewerage that was replaced and updated in 2016, this is shared with the other neighbouring houses, the cost is shared at £100 per house annually. Please note this village is not on mains drains.

Location

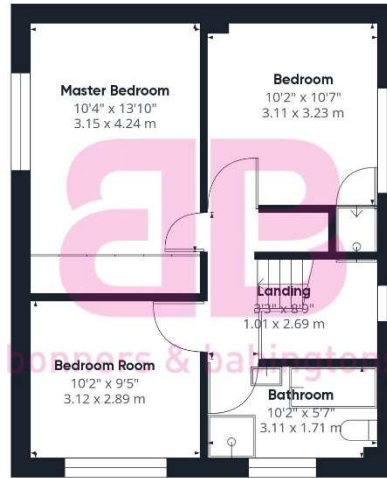
Postcombe is a small attractive village which is situated at the foot of the Chilterns. Facilities in the village include a village pub, garage, and a store. There are further shopping facilities at Thame, Watlington, Chinnor and further afield in High Wycombe and Oxford. The nearby village of Lewknor offers an excellent primary school. There is also a good range of state and private schools in nearby Oxford, Wheatley, and Thame. For the commuter, the M40 is a few minutes away (Jct 6) with the closest mainline railway stations available in either Haddenham, Princes Risborough or High Wycombe (Chiltern Line).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(70-80)	C		78
(55-69)	D		
(39-54)	E	45	
(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

1420.94 ft²
132.01 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.

Calculations are based on RICS IPMS 3C standard.

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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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