



bonners & babington

Salt Lane
Postcombe

Salt Lane Postcombe OX9 7EE

Guide Price: £600,000

This unique and wonderfully presented 3 bedroom detached chalet bungalow which has been thoughtfully and successfully renovated throughout, offering versatile living tucked away on a private road on the edge of beautiful walks and farmland, yet close to the M40 for easy access.

The property comprises of; entrance hallway that flows to the stylishly renovated dual aspect kitchen, with ample eye and waist level units, ceramic- electric range cooker, oak work tops, integrated under counter fridge and space for an American style fridge freezer, all complemented by beautiful ceramic tiles that follow through to the rest of the downstairs. The hallway also leads to a utility room with plumbing for white goods, additional eye level storage and further leads to a separate wc cloakroom.

The open-plan dining and reception room is bright and spacious; with featured exposed brick, plenty of room for comfortable furniture and also benefits from an open brick fireplace with wood burning stove. There are sliding patio doors out to the conservatory that boasts a recently fitted warm roof, ensuring all year round comfort and usability. The conservatory has French doors at either end, taking you out to the patio and garden area.

Also from the main reception room are two double bedrooms and a newly fitted bathroom with p shaped bath, overhead shower and heated towel rail, at the opposite end is a staircase leading to the first floor.

Upstairs; On the first floor is an open, mezzanine style home office with integrated cupboards and desk, linen cupboard and door to the master bedroom. The master suite is very generous in size, with two dormer windows that overlook the rear garden, built in, his and hers wardrobes, space for a dressing table and ensuite bathroom with corner bath three piece suite and fitted linen/storage cupboards.





Outside; The garden has a raised lawn with pretty shrubs, a sunny patio area for dining and entertaining and a further patio with gated access to the front of the double garages. There is also side access to the double garage that has power and light and offers ample storage. At the front of the property is parking for six vehicles and a pretty flower bed leading off a private no through road.

Other notable features include; LPG gas, private drainage that is exempt from 2021 regulations and will not be changed super-fast broadband, double glazing throughout, combi boiler

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).





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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