



The Lane, Lower Icknield Way
Chinnor

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A 4 bedroom detached property rarely available to the market. This hidden gem is uniquely positioned within a quiet and relatively unknown lane, and has been in the same ownership for over 50 years as a much loved family home, ready for the next lucky owner to add their mark.

Rustics, The Lane, Lower Icknield Way, Chinnor, OX39 4EP

Offers in Excess of: £950,000

- Four Bedroom Detached Property
- Scope to Extend or Amend Subject to Planning
- Sizable Plot, Uniquely Positioned with a Quiet Country Lane
- Three Reception Rooms Including Study/Office
- Family Bathroom & Ensuite to Master Bedroom
- Wrap Around Garden
- Heated Swimming Pool
- Horse Shoe Driveway & Double Garage
- Footpath to Village Centre
- Chain Free



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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 secondary schools of Lord Williams`s in Thame and Icknield Community College in Watlington.

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).



Description

A 4 bedroom detached property rarely available to the market. This hidden gem is uniquely positioned within a quiet and relatively unknown lane, and has been in the same ownership for over 50 years as a much loved family home, ready for the next lucky owner to add their mark.

The property could benefit from updating in places, but there is also plenty of scope subject to planning to extend or amend.

The imposing property is entered via its own double gated horse shoe driveway, where there is ample parking for numerous cars and a double garage.

The property consists of: Entrance hallway where all rooms lead from and with space for coats and shoes and a downstairs cloakroom. The spacious main dual aspect reception room benefits from an open fireplace and French doors that open out to the beautiful private garden. From the reception room there is also a separate study.

The modern kitchen has ample eye and waist level storage, integrated washing machine and a half stable door to the garden, The dual aspect dining room could easily be opened up to combine the kitchen and create a fabulous sociable kitchen/diner if preferred.

Upstairs there are four good size bedrooms and a family bathroom. The master bedroom boasts built in wardrobes and ensuite bathroom.



Outside

The enclosed wrap around garden which is laid mainly to lawn, caters for the sun worshippers and also those who are not, with various areas of the garden for sun or shade, plus an inviting heated swimming pool to entertain family and friends during the summer months, The garden is enclosed with mature hedging and trees for added privacy.

The double garage can be accessed via the garden or the front of the house, has a separate storage area and power and lights.

Along the lane there is a footpath that takes you within a short walk to the village centre.



General Remarks and Stipulations

Tenure
Freehold

Services
Mains drains, water and Gas

EPC Rating
TBA

Local Authority
South Oxfordshire District Council

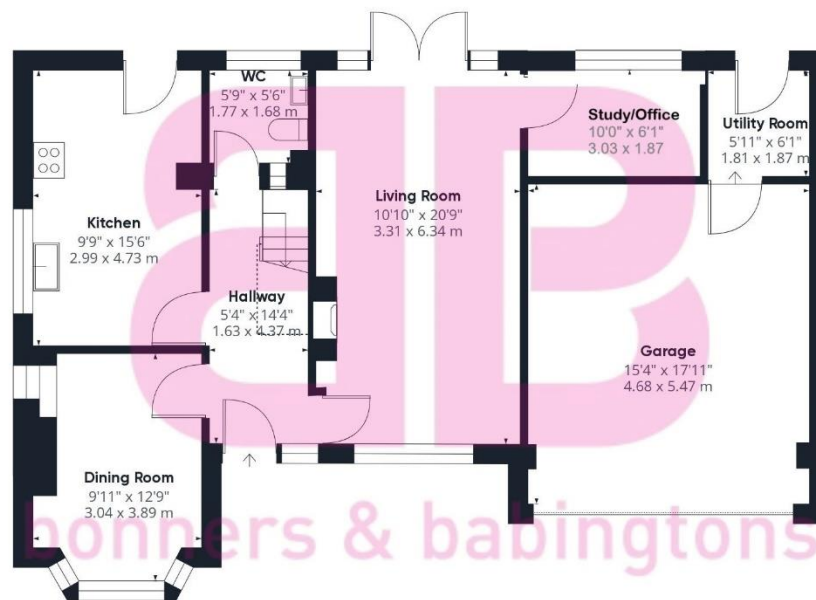
Viewing
Strictly by appointment with Bonners & Babingtons

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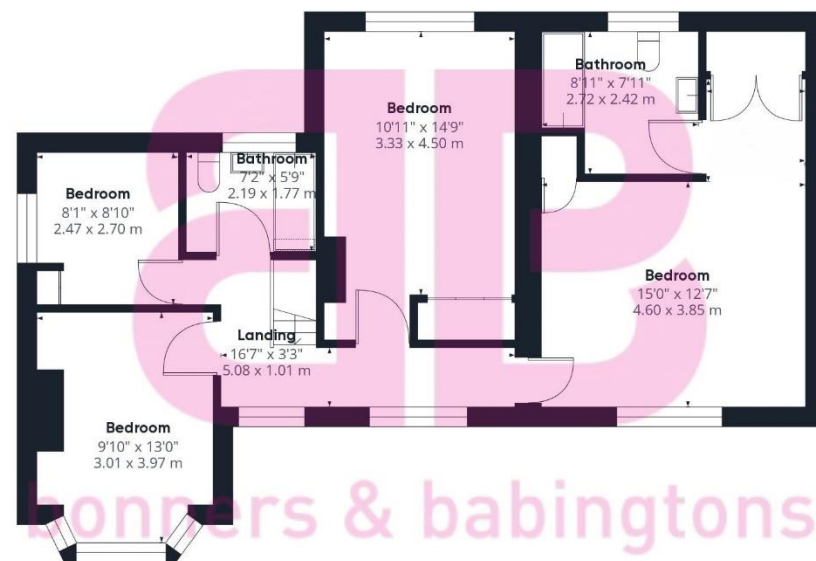
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Ground Floor



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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