



bonners & babingtons

Chalkpit Lane
Chinnor

Chalkpit Lane Chinnor OX39 4DF

Guide Price: £465,000

A 4/5 bedroom detached property set over 3 floors, situated within the Old Kiln Lakes Development, with fabulous countryside walks on your door step. Close to local shops, and amenities, outstanding schools and excellent transport links.

The property consists of: entrance hallway with a useful downstairs cloakroom. A modern kitchen/diner with ample eye & waist level storage units and plumbing for white goods.

A spacious reception room with space for many different furniture configurations, a large understairs cupboard and French doors to the pretty enclosed rear garden.

Upstairs on the first floor are three bedrooms, with the small single utilised as a home office, a further double room and the master bedroom with ensuite shower room, there is also a family bathroom with bath and overhead shower and heated towel rail. The converted second floor has two further good sized bedrooms with velux windows and eave storage, making it a perfect space for teenagers.

Outside: The rear east facing garden is mainly laid to lawn with two patio areas; one leading from the reception room French doors and the other at the end of the garden under a wooden pergola, making a lovely spot for barbecuing and entertaining. The garden was extended by the current owners by utilising the allocated parking at the rear of the property, there is side access from the garden to the parking along the side of the fence.





Other notable features; High speed fibre network, combi boiler, gas central heating, double glazing throughout and garden shed.

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).

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
		79	89

England & Wales EU Directive 2002/91/EC



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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