



Wykeham Rise  
Chinnor

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A beautiful and deceptively spacious, four bedroom house, with further planning to extend into the loft. Situated on a most desired road, backing on to the Chinnor steam railway line, offering wonderful, contemporary family living accommodation, approximately 120ft` landscaped garden and additional garden room/home office with power and internet.

## Wykeham Rise, Chinnor, Oxfordshire, OX39 4PS

Offers in Excess of £615,000

- 4 Bedroom House
- Planning Permission for Loft Extension
- Sociable Kitchen/Dining/Family Room
- Bi-fold Doors to Large Patio
- Beautifully Presented
- Approximately 120ft Garden
- Garden Room/Home Office
- Quiet Location
- Close to Local Shops & Amenities
- Master Bedroom with Ensuite & Countryside Views



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

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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 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).



## Description

Boasting many fabulous features, this house is not your average semi detached property. Walking through the front door you are greeted with solid wood flooring and a view straight through to the amazing family kitchen/living space and garden beyond. Off the hallway is an elegant reception room with luxury flooring and a modern wood burning stove, ideal for cosy nights in.

On entering the stunning dual aspect kitchen, dining/family room, you can really understand how this area is the heart of the home, a great place to entertain family or friends. Benefiting from ample, modern, eye and waist level units, pantry style cupboards, American fridge/ freezer, dishwasher and multi oven range cooker, In the warmer months, the bi-fold doors can open up to the generous patio area, overlooking the beautifully maintained lawn and garden room, allowing for indoor/outdoor living and entertaining.

Also downstairs is a separate utility room with space for washing machine and tumble dryer, ample cupboard space, sink and door to the rear-perfect for returning home from walks with muddy boots, dogs and children. There is also a large downstairs wc.

### Upstairs:

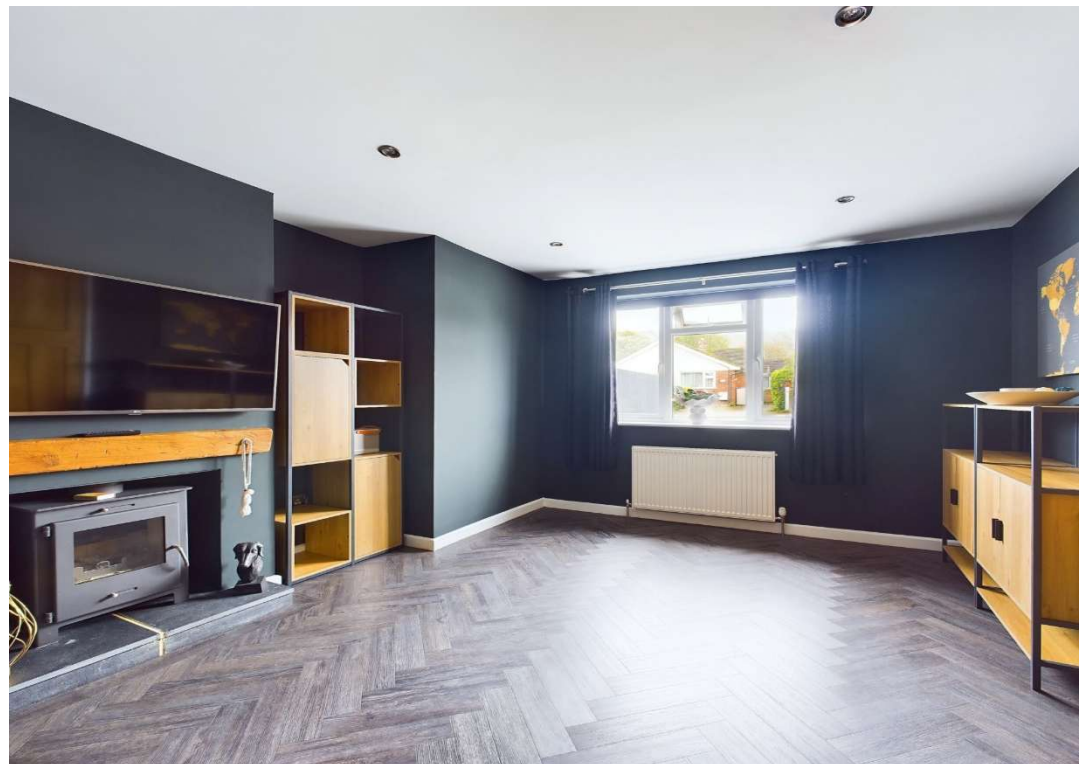
The master bedroom has fitted wardrobes, original feature fireplace, views over the Chiltern Hills and modern en-suite shower room, comprising of rainfall shower, vanity unit and heated towel rail. There is a further double guest room, 2 single bedrooms, one currently being used as a dressing room, and luxury fitted bathroom with bath, overhead shower, vanity and heated towel rail.

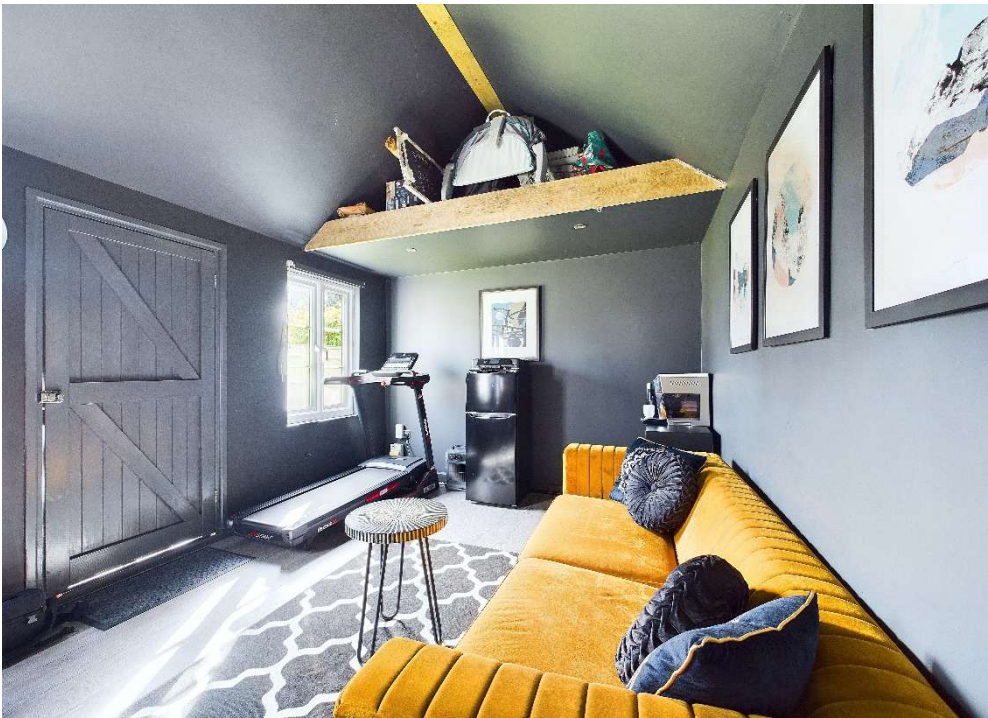
### Outside:

The immaculate west facing garden has a large, multi level patio area that steps down to the rest of the lawned garden, with a path that leads further down to the garden room, currently used as a gym but could potentially be a home office, behind is a small storage shed. Beyond the garden is the old Chinnor Steam Railway line, where on high-days and holidays you might catch a glimpse of an old steam train chugging along, carrying train enthusiasts and families on outings.

At the front of the house is a large brick paved driveway with space for numerous cars and side access to the garden.

**Other notable features:** gas central heating, double glazing throughout, part boarded loft with pull down ladder, light and power. Planning reference: P24/S0770/HH for loft extension.





## General Remarks and Stipulations

**Tenure**  
Freehold

**Services**  
Water, Mains Drainage, Gas, Electric

**EPC Rating**  
C

**Local Authority**  
South Oxfordshire District Council

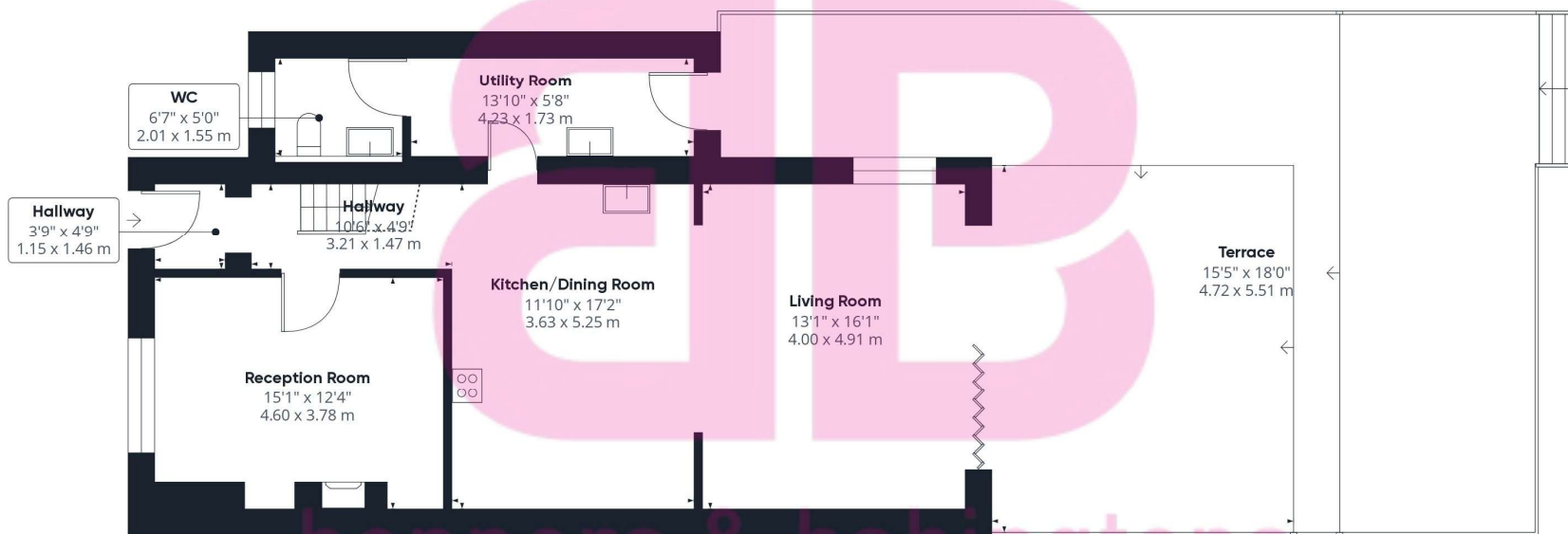
**Viewing**  
Strictly by appointment with Bonners & Babingtons

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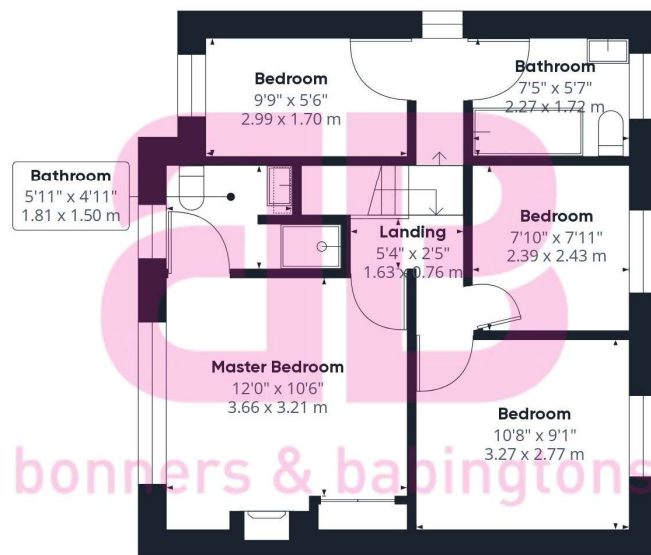




Ground Floor Building 1

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Floor 1 Building 1



Ground Floor Building 2

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**Approximate total area<sup>(1)</sup>**

1447.21 ft<sup>2</sup>

134.45 m<sup>2</sup>

**Balconies and terraces**

865.1 ft<sup>2</sup>

80.37 m<sup>2</sup>

**Reduced headroom**

11.63 ft<sup>2</sup>

1.08 m<sup>2</sup>

(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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