



bonners & babingtons

Lummas Mead
Chinnor

Lummas Mead Chinnor OX39 4FQ

Guide Price: £895,000

An elegant 5 bedroom detached property on one of the most desirable developments in Chinnor. Boasting wonderful living space with 3 reception rooms, a double garage and many upgraded features. Situated within walking distance of local shops and schools and with countryside walks on the doorstep.

This exceptional family home comprises of a spacious entrance hall where all further rooms lead from. To one side of the hall is a good sized, home office with sash windows, a downstairs wc, and separate understairs cupboard for coats and shoes. The main reception room is situated the other side of the hallway and benefits from a large bay sash window, wood burning stove and double doors to the dual aspect dining room, which also has a bay window and further French doors to the rear garden and door to the kitchen and family area.

The kitchen family room has French doors to the garden and has a fantastic open space that could be used for informal dining or a seating area for family time. The well equipped modern kitchen has a breakfast bar, Quooker hot tap and water softener, integrated dishwasher, built in, full length fridge, double ovens, gas hob and ample eye and waist level cupboards. There is a door to the well appointed utility room that houses integrated washing machine, space for other white goods, ample wall units, and door to the side of the property.

Upstairs:

The upstairs landing is reached via a sweeping staircase, the master bedroom overlooks the rear garden, has generous space for wardrobes and a large ensuite with double rainfall shower. The second bedroom also boasts its own ensuite shower room and has sash windows overlooking the front and views of the Chiltern Hills. A third double bedroom to the front also has the views and sash windows, there are further two double bedrooms, overlooking the rear garden and a family bathroom with separate bath and shower and heated towel rail. There is access to a spacious loft area that could be converted to create further bedroom accommodation or games room.





Outside:

The rear, east facing garden is mainly laid to lawn with patio area accessed from the dining room French doors and has mature hedging, offering privacy. There is side access and a large shed with power and lights. The evening sun can be enjoyed in the covered pergola, a secluded and cosy space framed with wisteria. There is a double garage to the front that has been upgraded to include electric doors, and superior lighting. There is off road parking for several cars.

Other notable features: gas central heating, double glazing throughout, remaining warranties.

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).

Council Tax Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

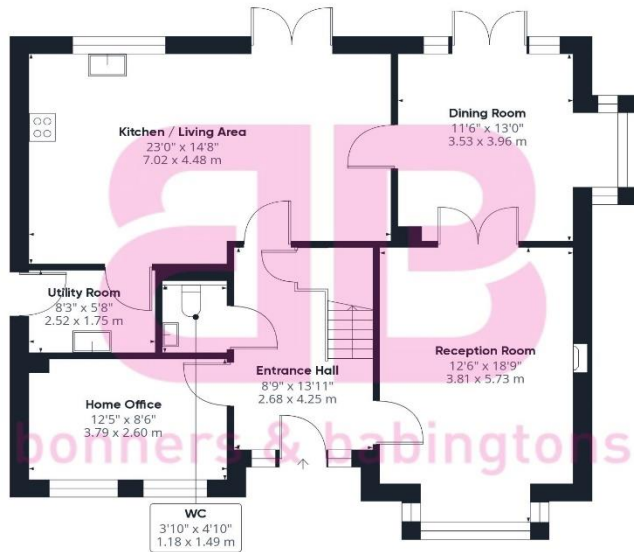
Approximate total area⁽¹⁾
 2339.22 ft²
 217.32 m²

(1) Excluding balconies and terraces

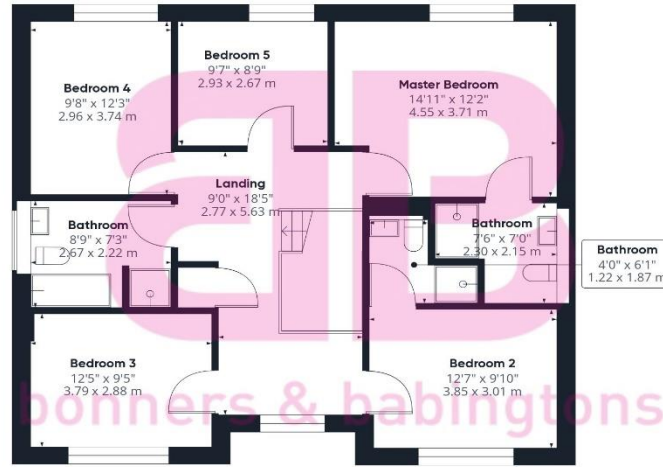
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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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