



Sydenham Road  
Chinnor

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bonners & babingtons



A versatile 6 bedroom property incorporating a self contained annex, but offering the flexibility to easily reconfigure. Boasting a beautiful south facing garden with swimming pool and stunning countryside views, situated within the popular village of Sydenham and close to market town of Thame.

## The Beeches, Sydenham Road, Chinnor, Oxfordshire, OX39 4LE

Guide Price £1,000,000

- Versatile 6 Bedroom Detached Property
- Incorporating a Self Contained Annex
- Large South East Facing Garden with Pool
- Stunning Views Over Surrounding Countryside
- Fabulous Bespoke Kitchen/Diner
- 3 Reception Rooms
- 3 Bathrooms
- Separate Utility Room and Study
- Shepherds Hut
- Integral Double Garage



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

**01844 354554**

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## Location

The picturesque South Oxfordshire Village of Sydenham is situated at the foot of the Chiltern Hills and is surrounded by beautiful countryside with lovely walks and rides. Within the village, there is a popular pub, a church and a preschool. For day to day shopping, recreation and schooling, Chinnor is about a mile away. Further amenities can be found in Thame which is situated about 2½ miles north of Sydenham and offers schools at all levels, including Lord Williams School, Sports Clubs and a Leisure Centre. There is a choice of supermarkets, including Waitrose, Marks & Spencer and Sainsbury, a wide variety of stores, restaurants, cafés and pubs and a weekly market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital. More comprehensive facilities can be found in Aylesbury, High Wycombe and Oxford, about 12, 14 and 15 miles away, respectively.

Excellent transport links in the form of the M40 (J6) and mainline Railway from Princes Risborough to London, Marylebone are both within 5 miles. Chinnor (1 mile) has good everyday shopping facilities and the historic market town of Thame (3 miles).



## Description

The current owners have configured the property to accommodate multi generational living and the property consists of: entrance hallway where all rooms lead from. Within the main part of the house, is a cosy reception room with cinema screen and electric curtains. The main bespoke hand crafted kitchen, has ample eye and waist level storage units, range cooker, integrated dishwasher and space for American fridge/freezer with plumbing. From the kitchen there is an inner hallway with an additional door to the front of the property, providing a separate entrance and a door to the double garage, that subject to planning could be converted into additional accommodation. There is a separate utility room with sink, space for white goods, additional storage and access to the study and to the patio and rear garden.

Also from the hallway there is a door to the annex, with a spacious reception room which is open plan to the modern kitchen, with integrated fridge/freezer and dishwasher, granite work tops and a door to the garden. The annex also has a modern shower room, a large walk in storage cupboard and double bedroom with French doors to the garden. There is also a door from the annex to the main house hallway.

Upstairs There are 5 double bedrooms and a family bathroom with bath and overhead shower. The master bedroom boasts stunning views over the surrounding countryside, air conditioning and ensuite rainfall shower facilities.



### Outside

To the front of the property there is ample off road parking for numerous vehicles and a double garage with electric doors.

The rear south east facing enclosed garden is laid mainly to lawn, with a sociable covered patio area, shepherds hut, decked seating area with pergola, summer house and a large covered storage area to the side of the property. The garden backs onto open farmland and offers fabulous countryside views.

Other notable features include: gas central heating, double glazing, modern boiler, mains drainage and eaves storage.



## General Remarks and Stipulations

### Tenure

Freehold

### EPC Rating

D with C Potential

### Local Authority

South Oxfordshire District Council

### Viewing

Strictly by appointment with Bonners & Babingtons

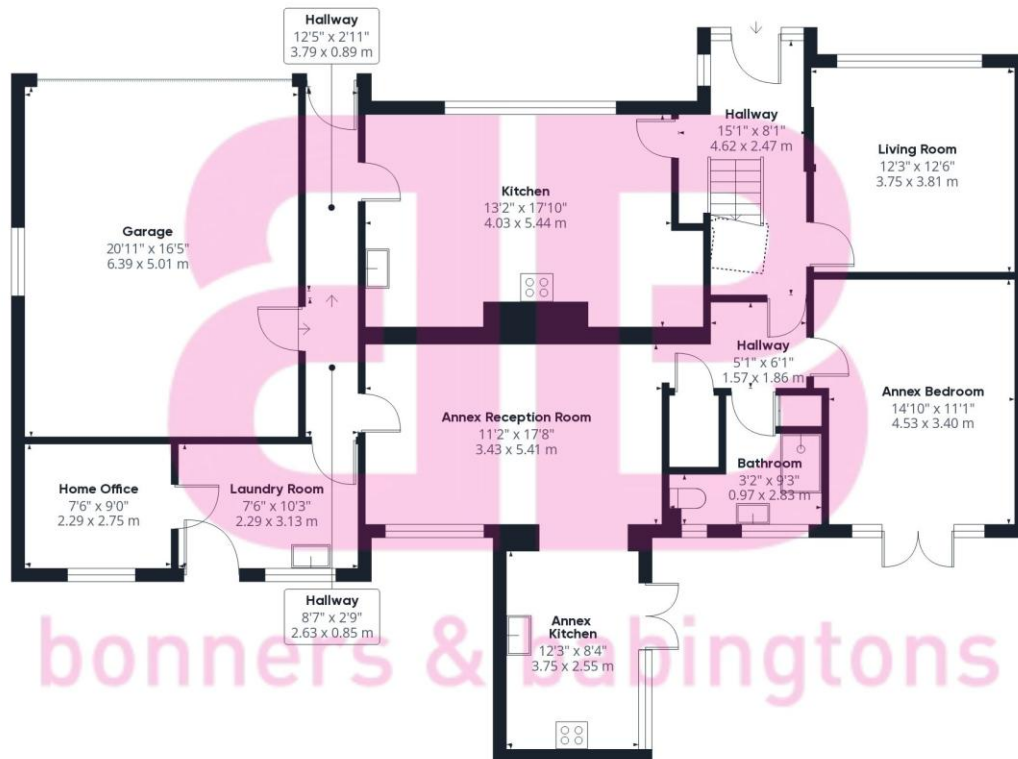
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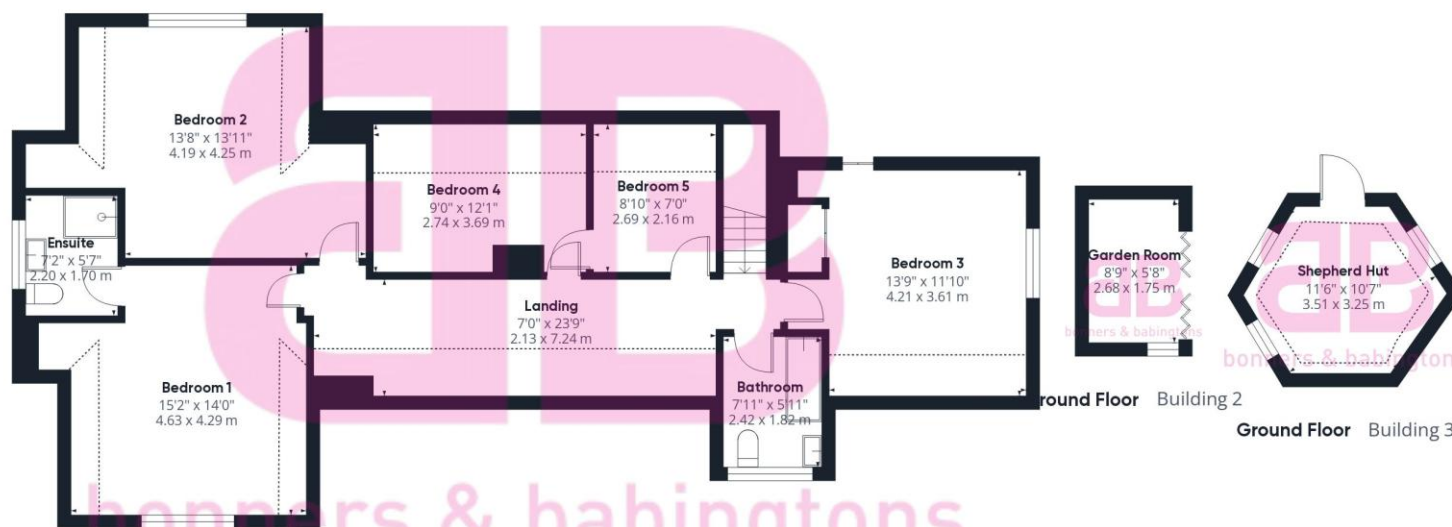
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Ground Floor Building 1



Floor 1 Building 1

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

2846.2 ft<sup>2</sup>

264.42 m<sup>2</sup>

**Reduced headroom**

239.67 ft<sup>2</sup>

22.27 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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