



Walnut Tree Close  
Chinnor

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An immaculately presented modern 4 bedroom detached property boasting countryside views and a larger than average garden. Situated within a small development of just 8 houses, close to local shops and amenities and `outstanding` rated schools.

## Walnut Tree Close, Chinnor, Oxfordshire, OX39 4FH

### Offers in Excess of £700,000

- Modern Four Bedroom Detached Property
- Situated Within a Quiet Cul De Sac Location
- Backing onto Open Countryside
- Larger Than Average Garden
- Well Appointed Kitchen
- Spacious Dual Aspect Reception Room with BI-Fold Doors
- Master Bedroom with Ensuite Facilities
- Modern Family Bathroom
- Downstairs Cloakroom
- Private Parking



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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

An immaculately presented modern 4 bedroom detached property boasting countryside views and a larger than average garden. Situated within a small development of just 8 houses, close to local shops and amenities and `outstanding` rated schools.

This beautiful property that is offered in showroom condition, presents as the perfect family home in a peaceful location backing onto open countryside.

The property consists of: entrance hallway with downstairs cloakroom and a useful storage cupboard for coats and shoes. The well appointed kitchen has ample eye and waist level storage units, a smart Marengo Silestone work top, integrated washer/dryer, dishwasher, fridge/freezer and fitted double ovens and microwave. From the kitchen there are double glass doors to the reception room, making the combined areas a great place to socialise with family and friends.

The spacious dual aspect reception room is currently zoned into a dining and seating area but with the flexibility for various configurations to suit. With bi-fold doors to the patio and garden, bringing the outside in to create a fabulous space to entertain during the summer months.

Upstairs there are four double bedrooms, with the master bedroom benefitting from ensuite shower facilities and plenty of space for wardrobes. The modern family bathroom has a bath with overhead shower, vanity unit and a heated towel rail.



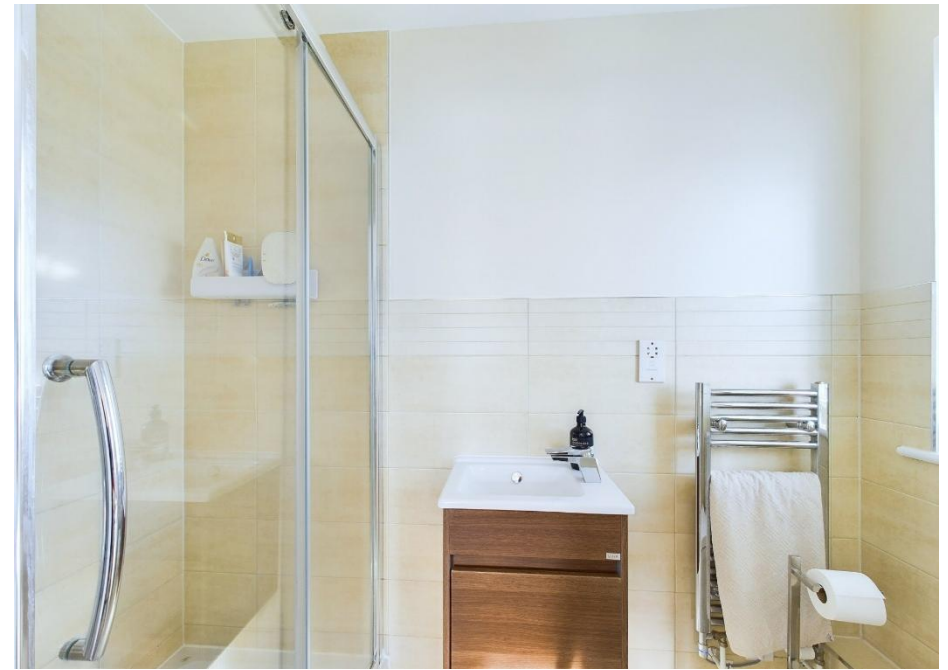
### Outside

The enclosed rear garden is mainly laid to lawn with a sizable patio area, summer house, olive, fig and apple trees and a useful side entrance to the front of the property. that could provide additional storage. The garden backs onto paddock land and has delightful views over the surrounding countryside.

There is also a street owned green space for seating under the Walnut Tree.

Other notable features include: Gas central heating, double glazing throughout, remainder of NHBC warranty and a part boarded loft with lights and ladder.

Please note there is a maintenance charge for communal areas of £30 pcm.



## General Remarks and Stipulations

### Tenure

Freehold

### EPC Rating

B with A Potential

### Local Authority

South Oxfordshire District Council

### Viewing

Strictly by appointment with Bonners & Babingtons

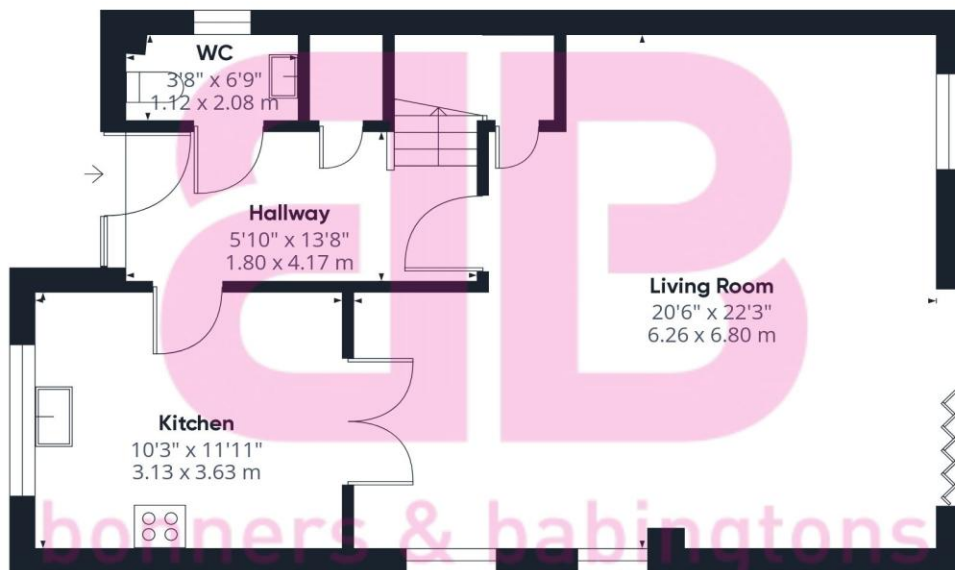
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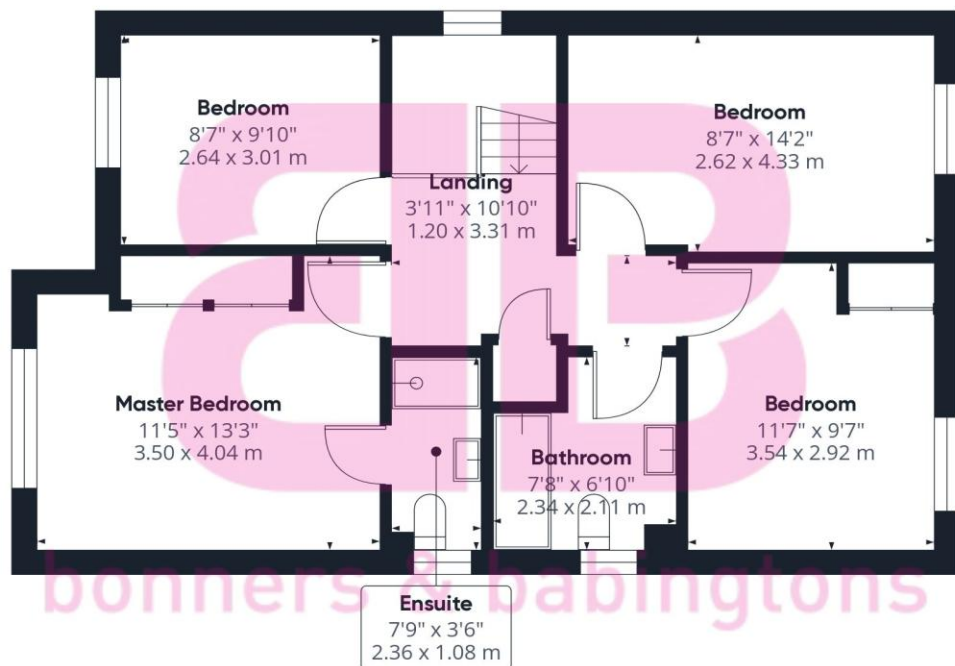
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor



Floor 1

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

1266.6 ft<sup>2</sup>

117.67 m<sup>2</sup>

(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.

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