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honnors & babingtons

Lower Icknield Way  
Chinnor

# Lower Icknield Way Chinnor OX39 4DZ

Guide Price: £450,000

A deceptively spacious 2 bedroom Victorian cottage, full of charm and original character with large basement room, enclosed rear garden and off road parking for 2 cars. Situated close to local shops and amenities. Chain Free

The property consists of: a spacious reception room, with beautiful double bay windows, feature spiral staircase to the basement room and a useful understairs storage cupboard. The reception is semi open plan to the modern kitchen/diner, which has ample eye and waist level storage units, integrated dishwasher, washing machine and fridge/freezer. There is also a door to the private rear garden.

The basement is a bonus to the property with good additional versatile space, it has a light well window, is carpeted and has central heating. This room might well be tanked or banded, as its dry and cosy, making it perfect for a home office or media room.

Upstairs there are two large double bedrooms with original beams and a modern bathroom, with P shaped bath, overhead shower and heated towel rail.

## Outside

The enclosed rear south west facing courtyard garden has access to the private parking. There are electric gates to the rear of the property, where there is allocated parking for two cars.

Other notable features; Gas central heating and double glazing throughout. Sprinkler system in basement and kitchen.





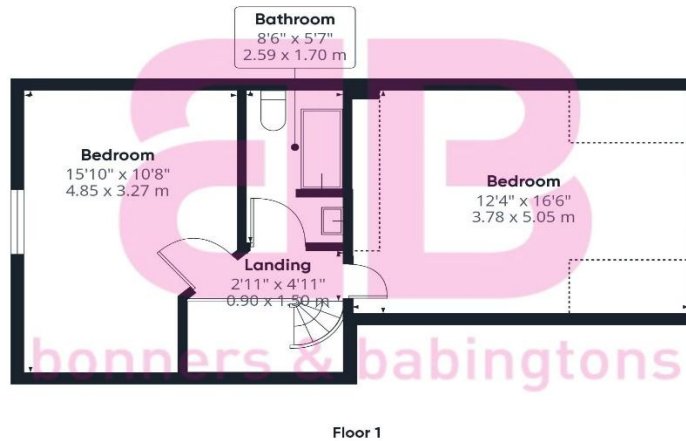
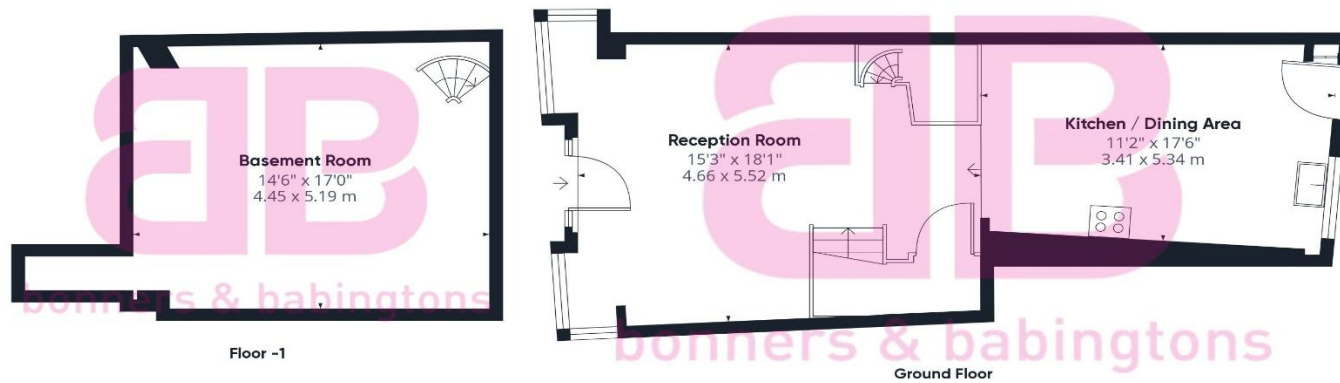
**Location**  
 Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a 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 D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**Approximate total area**

1133.66 ft<sup>2</sup>  
105,32 m<sup>2</sup>

**Reduced headroom**

69.56 ft<sup>2</sup>  
6.46 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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**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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