



Oakley Road
Chinnor

ab

bonners & babingtons

New Cottages Oakley Road Chinnor, OX39 4HS

Guide Price: £390,000

A previously extended and beautifully renovated period cottage full of original character and charm whilst offering contemporary living. Close to local shops and amenities, and excellent transport links. OFFERED CHAIN FREE

The property comprises of; 20` reception room with exposed brick feature wall and wood burning stove with step up to the rest of the house and staircase to first floor. Solid wood floors flow through the whole downstairs into the luxury kitchen/breakfast room with oak surfaces, ample eye and waist level units, integrated fridge/freezer, slim-line dishwasher, microwave and drinks fridge, electric oven, gas hob and Belfast sink. There are French doors out to the enclosed South West facing garden and home office. Further downstairs is a utility room with plumbing for white goods and superb bathroom with vaulted ceiling, rainfall shower over the bath and period style radiator and towel rail.

Upstairs are two double bedrooms and access to the boarded loft space with pull down ladder and light.

Outside: The rear South West facing garden has a patio area, lawn and raised beds with attractive sleepers to either side. At the bottom of the garden is a purpose built garden room with solar panels for lights. Currently purposed with a climbing wall, but could be and excellent home office or fun bar area.

Other notable features; gas central heating and double glazing throughout. No allocated parking.





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 C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		89
(81-91) B		
(69-80) C	72	
(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	



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

762.3 ft²
70.82 m²

Reduced headroom

23.47 ft²
2.18 m²

(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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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

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

01844 354554

www.bb-estateagents.co.uk

