



bonners & babingtons

Millers Turn  
Chinnor

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Chinnor  
Oxfordshire  
OX39 4JZ

Guide Price: £585,000

An immaculately presented and extended 4 bedroom detached family home, offering flexible living accommodation and situated in a quiet cul-de-sac location. The property boasts a large garage, separate utility room and South facing garden.

The property consists of: a spacious entrance hallway where all rooms lead from. The hallway benefits from a large storage cupboard, formally a shower room and is currently being used for shoes and coats. The living/dining room is open plan and benefits from sliding doors that lead out to the rear garden. This makes the room incredibly light and airy. The 2nd reception room is situated at the front of the property, it would lend itself to make a great playroom, sitting room or study. The kitchen is well equipped with built in appliances including the oven, fridge freezer and dishwasher and also benefits from ample eye and waist level storage units. The property also boasts a separate utility room, with downstairs toilet.

Upstairs there are 4 bedrooms, 3 of which are double bedrooms and 2 benefit from built in storage. The other bedrooms also have space for wardrobes. The modern family bathroom includes a bath with overhead shower and a heated towel rail.

The rear garden is south facing and private, making this a great space for children to play, or for enjoying the morning sunshine. Whilst it's laid mainly to lawn, there is a patio area, ideal for alfresco dining and entertaining. There is side access to the rear and the garden also boasts fruit trees, including pears and plums. To the front of the property there is driveway parking for multiple vehicles and a small front lawn, which is boarded by bushes. There is also a generous sized garage, with enough space to house a car, or could be extended into, to create more living accommodation.

Other notable features include gas central heating, double glazing throughout and a fully boarded loft.





**Location**

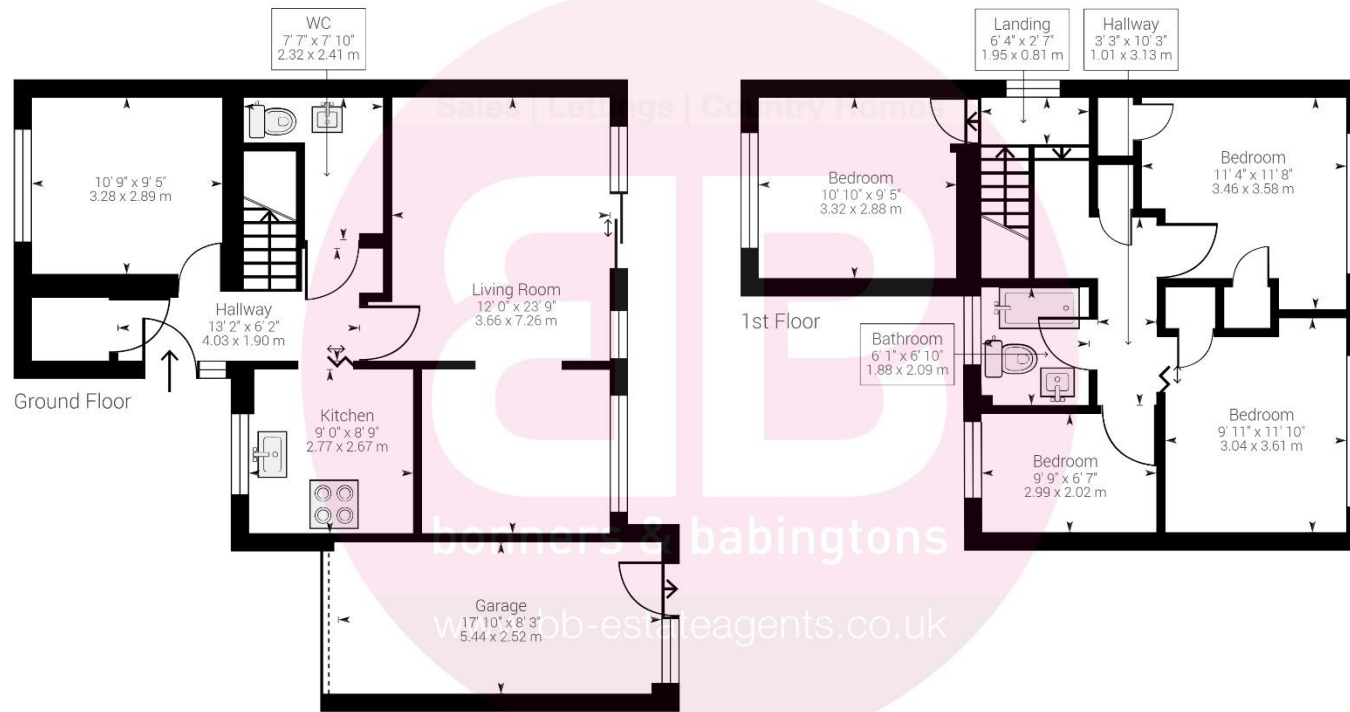
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor`s surgery, a nursery and two 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 – E  
EPC Rating - C**

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(85-100) <b>A</b>			
(69-84) <b>B</b>			
(55-68) <b>C</b>		69	84
(49-54) <b>D</b>			
(39-48) <b>E</b>			
(29-38) <b>F</b>			
(1-28) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approximate net internal area: 1175.83 ft<sup>2</sup> (1323.68 ft<sup>2</sup>) / 109.24 m<sup>2</sup> (122.97 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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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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