



bonners & babingtons

Lower Road  
Postcombe

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OX9 7DU

Offers in Excess of: £600,000

A well maintained and deceptively spacious, 3 bedroom detached property with a sizeable garden and outside office space, offering huge potential to extend and create your dream home. Situated along a quiet no through in this small, attractive village, the property offers views over surrounding countryside and fabulous walks.

This property has been a much loved home for over 20 years by the current owners, and offers great potential to extend or amend for the next lucky owner. The property consists of: entrance hallway where all rooms lead from. The spacious dual aspect reception room with open fireplace overlooks the pretty garden to one side and countryside views the other. From the reception room is access to the sun room and garden, this could be used to form part of an extension if desired.

The dual aspect kitchen/diner has ample eye and waist level storage, plumbing for white goods and a door to the patio and garden, again there are plenty of options to extend.

There are three good size bedrooms all with built in storage and two with countryside views and a modern shower room. There is also an additional cloakroom.

#### Outside

There is a small garden to the front of the property, a smart block paved driveway to accommodate numerous cars and a double garage with an electric door, that has been partially converted into a useful home office, with power and lights.

The rear south west facing garden of 0.25 of an acre, is laid mainly to lawn with a sociable patio area, and is beautifully enclosed by mature hedging, shrubs and trees providing all important privacy.



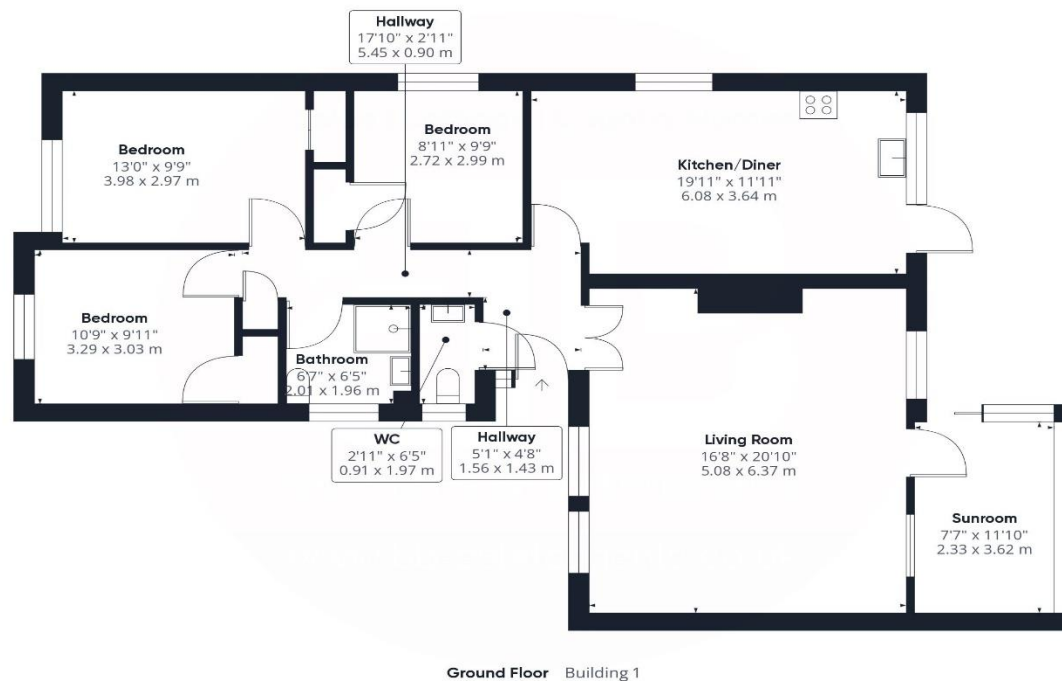


**Other notable features include:** air source heating (installed 2018), solar panels (generating index-linked, tax free income), double glazing throughout, cavity wall and loft insulation.

**Location**

Postcombe is a small attractive village which is situated at the foot of the Chilterns. Facilities in the village include a village pub, garage, and a store. There are further shopping facilities at Thame, Watlington, Chinnor and further afield in High Wycombe and Oxford. The nearby village of Lewknor offers an excellent primary school. There is also a good range of state and private schools in nearby Oxford, Wheatley, and Thame. For the commuter, the M40 is a few minutes away (Jct 6) with the closest mainline railway stations available in either Haddenham, Princes Risborough or High Wycombe (Chiltern Line).

Energy Efficiency Rating		Current	Potential
Least energy efficient - lower running costs			
92-100	A		
81-91	B		88
69-80	C	77	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Most energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
1426.47 ft<sup>2</sup>  
132.52 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.

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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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