



Yale



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Equine Way  
Chinnor

# Equine Way, Chinnor,OX39 4GB

Offers in Excess Of: £550,000

A beautifully maintained and spacious 3 bedroom detached property with stylish contemporary living & landscaped gardens, situated within a quiet development with fabulous countryside walks and child's play area on your door step. Close to local shops, schools & amenities.

The property consists of:entrance hallway with downstairs cloakroom and storage cupboard for coats and shoes. The modern dual aspect kitchen/diner is fully equipped with ample eye and waist level units, double ovens and hob, integrated dishwasher, fridge freezer and washing machine and also boasts a lovely bay window. The kitchen/diner is semi open plan to the reception room, making this the perfect place to entertain friends or simply somewhere for the family to gather at the end of a busy day.

The spacious reception room is bright and cosy with French doors leading to the garden, seamlessly lending itself to outdoor entertaining with the versatile extended patio.

Upstairs, there are three double bedrooms, with the master bedroom benefitting from built in wardrobes and luxury ensuite shower facilities with rainfall shower, heated towel rail and vanity unit. There is also a family bathroom with bath and overhead rain fall shower, heated towel rail and vanity unit and two large hallway storage cupboards. The loft has been fully boarded and provides lots of additional storage.

## Outside.

The pretty, landscaped garden boasts a large patio area, perfect as a family entertaining space. The rest of the garden is laid to lawn, raised by sleepers, with tastefully designed beds and borders surrounding, all within the enclosed and private area. Side access to the front of the property and driveway.

There is off road private parking for several vehicles and visitors parking nearby.





**Other notable features include:** Gas central heating, double glazing throughout, remaining NHBC warranty from 2020, ethernet sockets in all rooms and wiring for EV charge point previously installed.

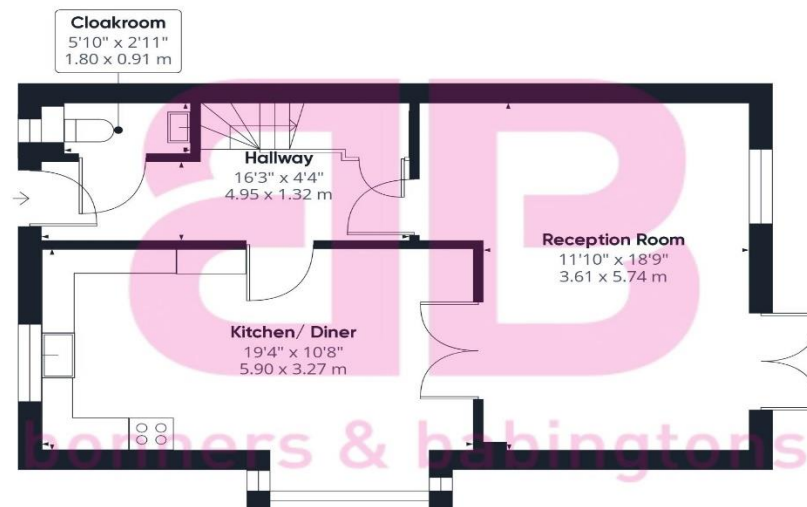
**Location**

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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		93
(81-93)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - highest running costs			
England & Wales			
EU Directive 2002/91/EC			



Ground Floor



Floor 1

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

1147.66 ft<sup>2</sup>  
106.62 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

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

01844 354554

www.bb-estateagents.co.uk

