



bonners & babingtons

Oakley Lane
Chinnor

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Chinnor
OX39 4HT

Offers in Excess of:£550,000

An immaculately presented 3 bedroom detached property with garage and pretty garden on a sizeable plot, offering huge potential to extend or amend. Situated in arguably one of the best roads in Chinnor with beautiful countryside walks on your doorstep. Close to local shops and amenities.

The property comprises of: entrance hallway where all rooms and staircase lead from. At the front of the property, double glass doors open to the spacious and comfortable dual aspect reception room that boasts a large bay window and open fireplace.

The kitchen is modern and bright with a built in electric oven, grill and hob, space for dishwasher and fridge freezer, ample waist and eye level units and potential to extend in to the sun room to create a fabulous family kitchen/diner. This sun room is a wonderful dining/living area, overlooking the pretty garden with sliding doors to the patio and garden and is perfect for all year use. There is a downstairs WC and separate utility room that provides further built in storage and plumbing for white goods. There is potential here to extend into the garage for further living accommodation if required.

Upstairs: There are two generous double bedrooms, the second bedroom and master both boasting fitted wardrobes, the master also has wonderful views over the garden, there is also a third single bedroom. In addition there is a modern bathroom with overhead shower and heated towel rail and access to the boarded loft.

Outside: The mature garden is laid mainly to lawn with beautiful, mature shrubs, pear tree and plants and some wonderful and obviously well loved rose bushes.





The patio area is a good size for socialising and barbecuing and there is side access to the front of the property. At the front of the property, there is ample off road parking in front of the single attached garage with power and lights, and a lawned area which has further potential to create additional parking .

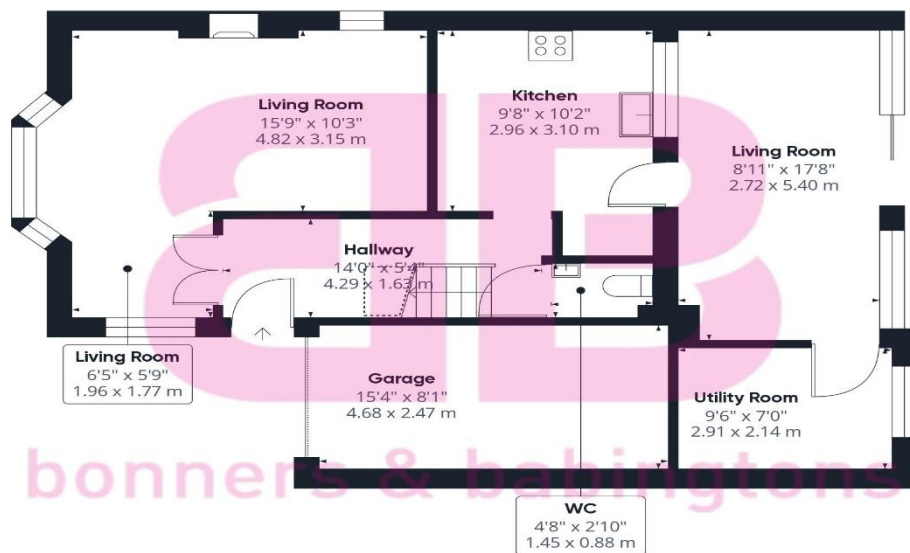
Other notable features; Gas central heating, double glazing throughout and boarded loft with ladder and lights.

Location

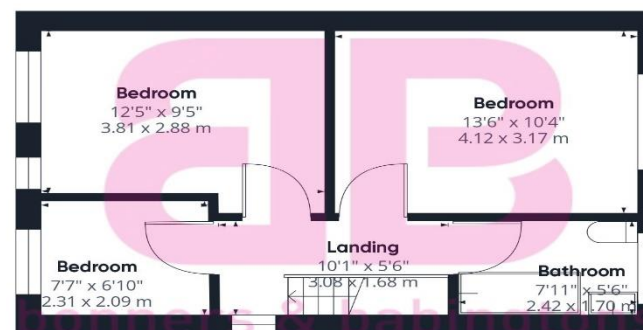
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	63
E (49-54)	
F (45-48)	
G (35-44)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1190.41 ft²
110.59 m²

Reduced headroom

21.26 ft²
1.97 m²

(1) Excluding balconies and terraces

⌈ Reduced headroom
(below 1.5m/4.92ft)

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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