



## **Moor Close, Chinnor, Oxfordshire, OX39 4FT**

**TO LET £2,400 pcm**

**Unfurnished**

A modern and spacious four bedroom two bathroom detached house in the exclusive Oakhill Park and situated approximately 1.0 mile from the High Street and local amenities. UNFURNISHED. EPC Rating B. AVAILABLE 6TH JULY 2024. CONTACT B&B LETTINGS 01844 354554

- DETACHED
- 1.0 MILE FROM HIGH STREET AND AMENITIES
- TWO BATHROOMS
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING
- GARAGE
- PARKING FOR TWO CARS

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 936547  
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E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description

A modern and spacious four bedroom detached house in exclusive Oakhill Park and situated approximately 1.0 mile from the High Street and local amenities.

Accommodation comprises:

### GROUND FLOOR

Entrance hall  
Cloakroom  
Large Kitchen/Dining Room (with French Doors to garden)  
Utility Room  
Double aspect lounge

### FIRST FLOOR

Master Bedroom with Ensuite  
Three Further Bedrooms  
Family Bathroom

The property also benefits from a rear patio and lawn garden to the rear, garage and driveway parking for two cars.

Chinnor is situated at the foot of the Chiltern Hills and 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 in 35 minutes).

## Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

## Council Tax: Band F

## Terms

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

## Restrictions:

No pets preferred  
(If pet permitted the landlord reserves the right to increase the rent)

## Holding Deposit:

Equivalent to one weeks rent.

## Security Deposit required:

5 weeks rent payable before moving in.

## Directions

Viewings strictly via the agents:  
Bonners and Babingtons Chinnor  
**01844 354554**

