



**BB**

bonners & babingtons

Oakley Road  
Chinnor



# Oakley Road Chinnor OX39 4HS

Offers in Excess of: £475,000

Extraordinary, beautiful and unique 3 bedroom property, that will be the envy of all your friends. This extended and completely renovated hidden gem offers spectacular sociable living inside and out, to a very high standard that needs to be seen as photos will not do this house justice.

The original part of the house built in 1908 now forms the entrance reception room, to welcome your guests or a variety of other uses including maybe a home office with already built-in storage and a feature fireplace.

From the reception hallway leads you to the fabulous extended kitchen/diner which really is the heart of the home, a great place to socialise with friends or simply relax with family after a busy day. The kitchen has ample eye and waist level storage including a movable middle island, a granite work top and wooden flooring. There is also a separate utility room with plumbing for white goods, additional storage, a larder cupboard and under floor heating.

The main reception room which was added in 2006, boasts spacious dual aspect living with vaulted ceilings, under floor heating and French doors to the pretty garden oasis.

Also on the ground floor is the luxurious family bathroom, with bath, separate double rainfall shower also with under floor heating.

Upstairs there are three good size bedrooms, with the master bedroom benefitting from a loft conversion dressing room and stunning views over the surrounding countryside.







### Outside

The private south west facing rear garden is laid mainly to lawn with mature beds and borders for colour and interest all year round. There are 2 garden sheds which 1 could easily be turned into a home office, and there is side access to the front of the property where there is space to park 2 vehicles

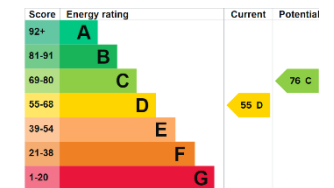
### Location

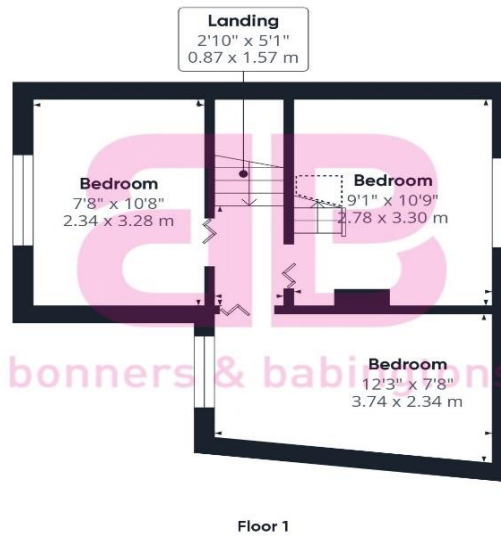
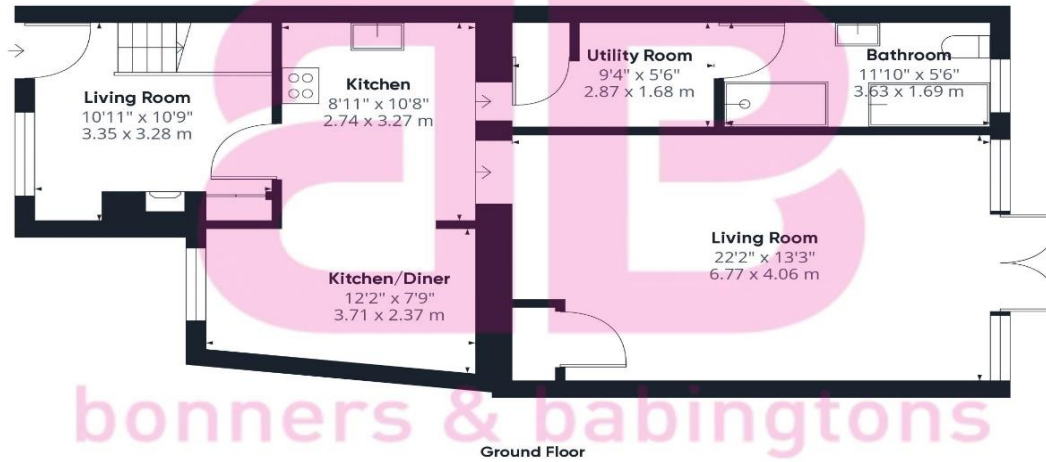
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two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





**Approximate total area<sup>m</sup>**

1094.06 ft<sup>2</sup>  
101.64 m<sup>2</sup>

**Reduced headroom**

67.06 ft<sup>2</sup>  
6.23 m<sup>2</sup>

(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.

GIRAFFE360

**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

