





# Fox Cover Chinnor OX39 4TH

Guide Price: £535,000

A deceptively spacious extended 3/4 bedroom detached family home, situated within a quiet cul de sac location close to well regarded schools, local shops and village amenities.

The property consists of: entrance hallway where all rooms lead from. The modern kitchen has ample eye and waist level storage units, with built in oven and microwave, plumbing for white goods and a door to the side of the property.

The garage has been converted to create a sizable home office, a separate utility area with plenty of space for coats and shoes, and a downstairs cloakroom. However, this area could be amended to create a shower room and downstairs bedroom if required.

The property boasts two spacious reception rooms both with French doors to the garden, perfect for an expanding family where sometimes separate space is a bonus.

Upstairs there are three large double bedrooms and a modern family bathroom, with bath, separate shower and vanity unit. The master bedroom which benefits from a previous extension would easily accommodate ensuite facilities should the new owner wish.

## Outside

To the front of the property there is private off road parking for two cars with spaces nearby for visitors. The rear west facing garden is laid to lawn with a sociable patio and raised deck area, ideal for el fresco dining with family and friends. There is also a brick store shed and side access to the front of the property.







Other notable features include: modern combi boiler 2019, double glazing throughout and boarded loft with lights and ladder.

### 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 - lower running costs		
(85-100) <b>A</b>		<b>84</b>
(81-84) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(65-68) <b>D</b>		
(55-64) <b>E</b>		
(49-54) <b>F</b>		
(41-48) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



Floor 1

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

1361.7 ft<sup>2</sup>  
126.51 m<sup>2</sup>

**Reduced headroom**

8.26 ft<sup>2</sup>  
0.77 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.

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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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