



bonners & babingtons

Hillwerke
Chinnor

Hillwerke Chinnor OX39 4TX

Guide Price £475,000

An immaculately presented 3 bedroom extended detached property, that has been greatly improved and enjoyed by the current owner for 8 years. Situated within a quiet cul de sac, close to local shops, amenities, outstanding schools and excellent transport links.

The property consists of: entrance hallway with downstairs cloakroom. The modern kitchen has ample eye and waist level units, with pull out spice rack, integrated dishwasher, and a door to the side of the property.

The garage has successfully been converted into a sizable utility room with plumbing for white goods, a sink and further storage, plus a separate home office or playroom.

The reception room, with its cosy wood burning stove, has previously been extended to create a large open plan lounge/diner, providing an area for a family to be together but enough space to be apart. From the dining area there are sliding doors leading to the conservatory which has under floor heating and French doors to the pretty garden.

Upstairs

There are two large double bedrooms that could either be the master bedroom, with both benefitting from stylish fitted wardrobes. There is also a good size 3rd bedroom and a recently refurbished luxury family bathroom with, P shaped bath and overhead rain fall shower, heated towel rail and vanity unit.





Outside

The enclosed rear south facing garden is laid mainly to lawn with a sociable raised decking area, garden shed, mature hedging for privacy and two apple trees and a fig tree. To the front of the property is a small garden with under porch seating and a driveway to accommodate numerous 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.

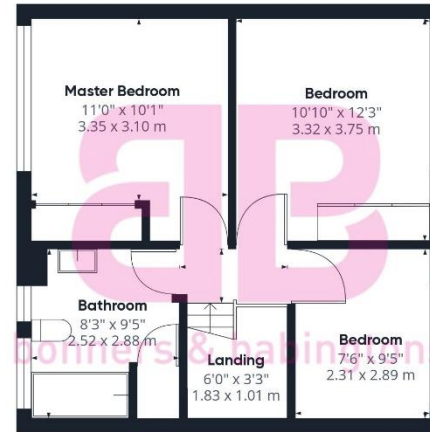


M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

Energy Efficiency Rating		Current	Potential
Your energy efficient choice saving costs			
101-150	A		
81-100	B		
61-80	C		
41-60	D		66
21-40	E		
1-20	F		
1-20	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Approximate total area⁽¹⁾

1193.93 ft²
110.92 m²

Reduced headroom

8.83 ft²
0.82 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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