



banners & babingtons

Church Road
Chinnor

Church Road Chinnor OX39 4PG

Offers in excess of: £600,000

An Exciting opportunity to modernise this detached family home situated right in the heart of the village with huge potential to extend or amend. CHAIN FREE

This spacious detached property, originally built in the early sixties, is set on a large plot on the highly desirable Church Road, with local shops and amenities a stones throw from the door. The property is in need of updating throughout but is generous in size and potential.

The property comprises: entrance hall where all rooms lead from with large window and stairs to first floor. The dual aspect reception room has an open fire place, French doors to the rear garden and bi-fold doors to the connecting dining room which further leads to the kitchen and back door to the side of the property with access to the garage, coal store and outhouse with modern boiler. There is also a downstairs wc.

Upstairs: There are three bedrooms, with the large dual aspect master bedroom that could be reconfigured to create a fourth bedroom, and a family bathroom with separate wc.

Outside: The large, private, rear south facing garden is laid to lawn with mature hedging and shrubs, has a greenhouse and side access to the front of the property and double garage with power and lights. There is ample space for parking on the drive with additional parking that could be created if desired.

Other notable features include; gas central heating and double glazing throughout.





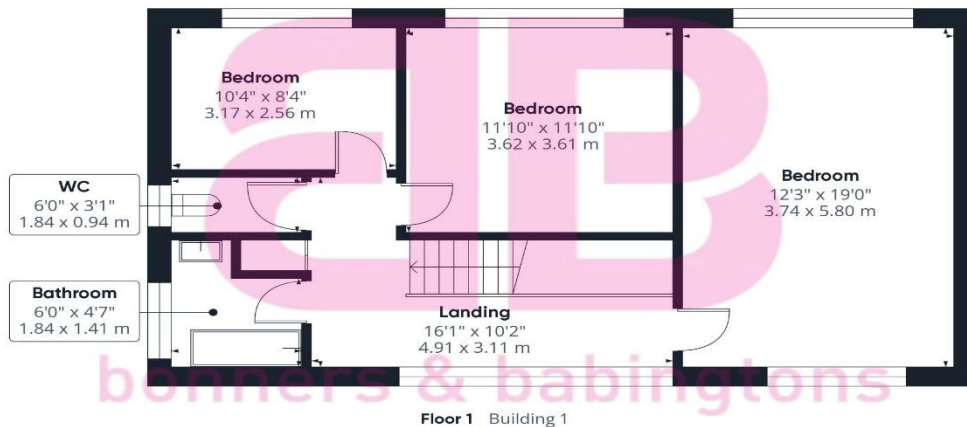
Location

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)

**EPC PENDING
COUNCIL TAX BAND D**





Approximate total area⁽¹⁾
1528.79 ft²
142.03 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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