



Chinnor Hill
Chinnor

www.bb-estateagents.co.uk



Banner & Partners



Beautifully unique country hideaway, discretely nestled within the Chiltern Hills and backing onto open farmland with fabulous countryside walks on your doorstep, in an area of outstanding natural beauty.

Chinnor Hill, Chinnor, Oxfordshire, OX39 4BQ

Offers in Excess of: £1,000,000

- Unique Country Hideaway
- Discretely Nestled within the Chiltern Hills
- Fabulous Countryside Views & Walks
- 3 Bedrooms
- Fabulous Kitchen/Diner
- Elegant Reception Room
- Home Office
- 2 Bathrooms
- 0.23 Acre of Landscaped Gardens
- Garage & Carport



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

www.bb-estateagents.co.uk



Location

Located high up in the Chiltern Hills amongst the Chinnor Hill nature reserve, the properties here occupy simply stunning locations and are surrounded by areas of Outstanding Natural Beauty with numerous walks through open fields and woodland. There is an excellent restaurant in the nearby village of Radnage called The Charles Napier, as well as views over Oxfordshire and Buckinghamshire.

The village of Chinnor itself offers local shops, schools, a church, public houses, restaurants and is approximately 1.5 miles distant.

For the commuter the M40 motorway provides access to London, Heathrow with the M25 network as well as Oxford and Birmingham. Princes Risborough (approx. 4 miles) provides a mainline rail service into London Marylebone in 35 mins.

There are many sought after schools in the locality, details of which can be gained from the local authority.



Description

This stylish and individual three bedroom property has been renovated to the highest of standards by the current owner, and now offers luxury living throughout.

Upon entered through the electric wooden gates, the stunning landscaped garden and surrounding countryside welcome you in.

The property boasts a fabulous dual aspect kitchen/diner, which is the real heart of the home and a great place to socialise with family or friends, with two sets of French doors to the terrace and garden, bringing the outside in. The bespoke handmade kitchen has ample built in storage units, marble work tops, electric double oven Aga with a separate gas hob, intergrated dishwasher and walk in pantry cupboard.

The formal reception room is elegant and cosy with a stone mullion fireplace and French doors also to the garden. To the rear of the reception room is a hidden workspace, a door to the front of the property and a downstairs cloakroom with cleverly built in storage units for white goods.

Upstairs there are three good size bedrooms, with the dual aspect master bedroom boasting countryside views, a luxurious ensuite shower room with marble vanity unit and under floor heating.

The second bedroom benefits from a walk in wardrobe, and the third bedroom is currently used as a dressing room but could easily be converted back to a bedroom if required. There is also a family bathroom, again with a marble finish and under floor heating.



Outside

The stunning south east facing landscaped garden is laid mainly to lawn with a Mediterranean style terrace and various seating areas, to take advantage of the sun or shade. The garden has a selection of mature trees and planters, adding colour and interest all year round.

There is also a driveway for numerous cars, a carport and garage.

Other notable features include: double glazing throughout, modern combi boiler and a boarded loft that is carpeted and has a pull down ladder and light.



General Remarks and Stipulations

Tenure
Freehold

Services
Mains Water, LPG Central Heating and Private Drainage

EPC Rating
Text

Local Authority
South Oxfordshire District Council

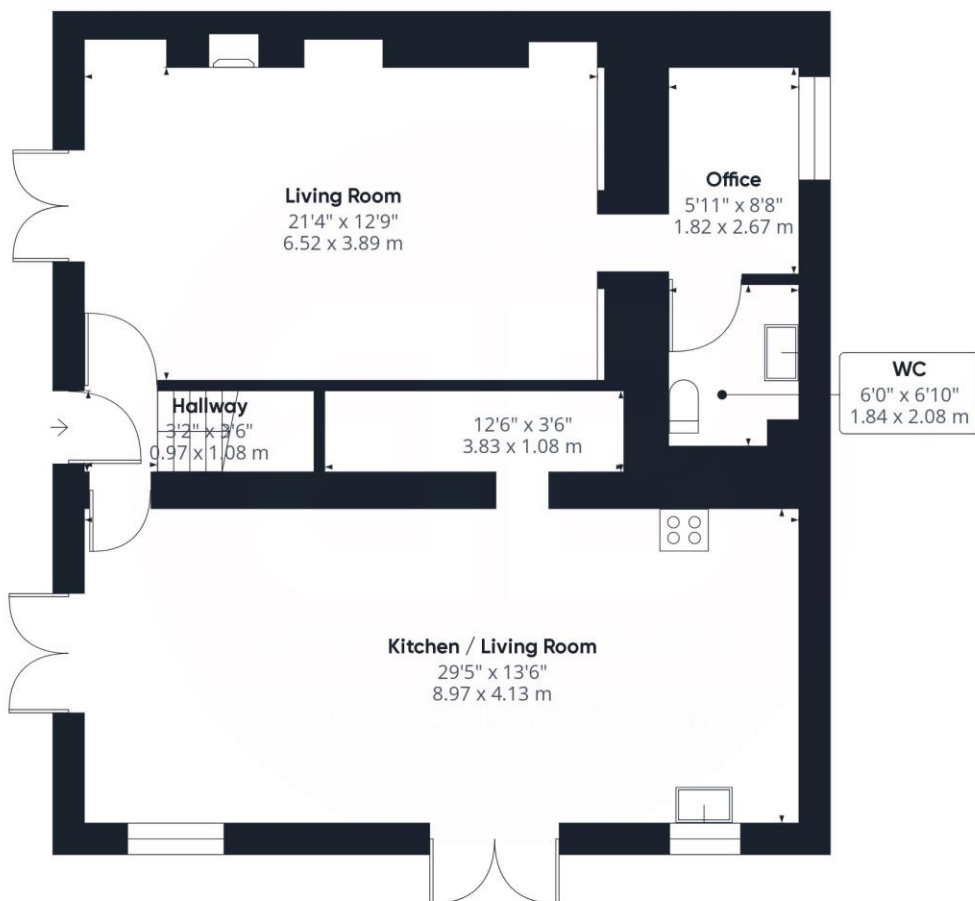
Viewing
Strictly by appointment with Bonners & Babingtons

Important Notice
Bonners & Babingtons, their clients and any joint agents give notice that:

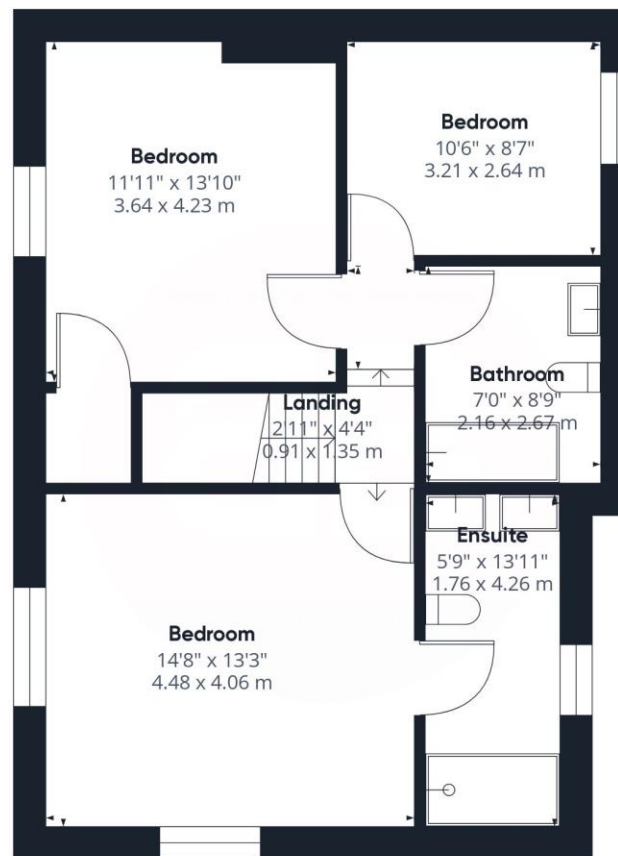
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Bonners & Babingtons have not tested any services, Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1514.93 ft²

140.74 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.

GIRAFFE360



Benners & Babingtons