



Lingwell Close  
Chinnor



bonners & boningtons



# Lingwell Close Chinnor OX39 4FR

Guide Price: £760,000

An immaculately presented 4 bedroom detached property with double garage that has been greatly improved by the current owners. Situated on a quiet development of properties built in 2018, close to local shops and amenities, with fabulous countryside walks.

The property comprises: Entrance Hall where all rooms lead from. The main reception room is cosy and bright with a large bay window to the front, the home office is also at the front of the property and there is also a downstairs cloakroom and understairs storage cupboard. The kitchen/dining room is the heart of the home and includes stylish and modern waist and eye level units with granite worktops, integrated full height fridge, dishwasher, double oven and pull-out pantry cupboard. the open plan dining area beyond has French doors to the rear garden. The separate utility room has plumbing for white goods, storage cupboard and sink, and a door that provides access to the outside.

There are four bedrooms upstairs, with the master bedroom improved to include a large walk-in wardrobe and has ensuite facilities with double shower and heated towel rail. The remaining bedrooms are generous in size and bedroom two benefits from sliding built in wardrobes. The family bathroom has a bath with overhead shower and heated towel rail. There is also a large hallway linen cupboard.

## Outside Spaces:

The south-east facing garden has been landscaped tastefully to incorporate separate seating and socialising spaces. There is a pergola over the main outside dining area, gravel paths with small water feature, pretty beds and a raised lawn area and a fantastic built-in barbecue. There are mature shrubs and hedging for privacy and also a secret patio and decking space behind the garage, currently with a hot tub, and is the most fantastic spot for privately enjoying the evening sun.

The separate double garage has side access from the garden and has ample space for pottering, tinkering or storage. There is also side access on both sides to the front of the property and driveway that has space for multiple vehicles.







Other notable features:  
Remaining NHBC warranty,  
gas central heating

### 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



Tenure: Freehold

Council Tax Band:

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### 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

19 Station Road, Chinnor, Oxfordshire, OX39 4PU

**01844 354554**

chinnor@bb-estateagents.co.uk

rightmove

onTheMarket

Zoopla.co.uk

naaa | propertymark  
PROTECTED

