



## Henton, Chinnor, Oxfordshire

### TO LET: £2,500 Per Calendar Month

A well presented four bedroom, two bathroom, detached house with a good size rear garden located in the picturesque hamlet of Henton. UNFURNISHED. EPC rating D. CONTACT B&B LETTINGS 01844 354554.

- PICTURESQUE HAMLET LOCATION
- FIREPLACE IN LIVING ROOM
- TWO BATHROOMS
- DRIVEWAY PARKING
- DOWNSTAIRS WC
- THREE RECEPTION ROOMS
- LARGE GARDEN

#### Office Numbers:

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

#### Head Office Address

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description:

A four bedroom detached HOUSE with large rear garden located in the picturesque hamlet of Henton.

Accommodation Comprises:

### GROUND FLOOR

Entrance hall

Living room with fireplace

Kitchen/breakfast room with fitted appliances

Family room

Utility space

cloakroom

### FIRST FLOOR

Landing

Main bedroom with ensuite

Three further bedrooms

Family bathroom with bath and separate shower cubicle

The property also benefits from a good size rear garden, driveway off road parking

The hamlet of Henton is situated only a mile to the East of Chinnor with it's comprehensive range of shopping and other local facilities. There are excellent equestrian facilities locally and easy access onto the Ridgeway and into the Chilterns. The Peacock is a local hotel and public house. Princes Risborough station is within 3 miles and provides a commuter link to London (45 minutes) and the Midlands. The M40 is within 4 miles and provides commuter access to London and Oxford. The market towns of Princes Risborough and Thame are both within a short drive and local schooling is excellent in both the public and private sectors.

## Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

## Council Tax:

Band F

## Terms:

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

## Restrictions:

No pets considered

(If pet permitted the landlord reserves the right to increase the rent)

## Holding Deposit:

Equivalent to one weeks rent.

## Security Deposit required:

5 weeks rent payable before moving in.

## Directions:

Viewings strictly via the agents:

Bonnors and Babingtons

**01844 354554**

