



bonners & babingtons

Barley Close  
Lewknor

# Barley Close Lewknor OX49 5UA

Offers in Excess of: £350,000

A 3 bedroom semi-detached property in a quiet close in the heart of the village, with local pub and primary school, surrounded by countryside walks and excellent transport links to London. With potential for extension/amendment STPP. Offered Chain Free.

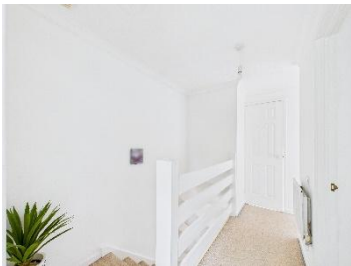
This delightful property is accessed via a small porch with gate, a perfect space for taking off muddy boots. Inside is a bright hallway and doors to all rooms and two useful cupboards for shoes and coats. The kitchen is well appointed with ample waist and eye level units, plumbing for white goods and oven and space for a family kitchen table. The main reception room has a working exposed brick fireplace with two large storage cupboards either side and sliding doors to the enclosed rear garden.

Upstairs are three bedrooms, with the master benefitting from floor to ceiling fitted wardrobes and view of the garden. The bathroom is modern with a P-shape bath and overhead shower, vanity cupboards and sink, heated towel rail and additional storage shelves.

Outside: The rear sunny South Westerly garden is mainly laid to lawn with a patio area accessed from the sliding doors, there is a small storage shed and lots of potential for extension should you wish to. To the side of the property is a shared access footpath that takes you to the front via a side gate.

Other notable features include; oil central heating, double glazing throughout.





### Location

Lewknor is a particularly lovely village situated at the foot of the Chiltern Hills and within a designated conservation area. There are beautiful walks in all directions and the area is popular with ramblers and bird watchers. The village has a public house and a successful primary school. The town of Watlington is only two and a half miles distant while the proximity of the M40 provides easy access to the Midlands, London and the regional business centre's of Oxford and High Wycombe. The bus stop for the Oxford Tube coach service, operating between London and Oxford, is within 5 minutes walk of the property.

Tenure: Freehold

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**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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