



bonners & babingtons

Cleavers
Chinnor

Cleavers Chinnor OX39 4TA

Offers in excess of £600,000

A 5-bedroom detached family home with garage, situated within a quiet Cul de sac and occupying an enviable corner plot position, with potential to extend or amend (STPP). Close to local shops and amenities, with fabulous countryside walks on your doorstep.

This well-proportioned home enters into a generous hallway where all rooms lead from. To the front of the property is the main reception room with a dual aspect that creates a bright and airy space with room for comfortable furniture.

The kitchen and dining room are to the rear of the house and could be reconfigured to create an open plan kitchen/diner that flows out to the rear enclosed garden. The current well-appointed kitchen is spacious and light and has ample waist and eye level units, plumbing for a washing machine, tumble dryer and dishwasher and space for a fridge freezer, there is an electric oven and hob and sociable breakfast bar area. There is also back door access to the garden. The dining room with French doors to the rear garden could be used as a secondary reception room for teenagers or play room for young children. Also downstairs is a modern wc and handy understairs cupboard for shoes and coats.

Upstairs: the master bedroom is to the rear of the property with a view of the garden and has plenty of room for his and hers wardrobes. There is space and plumbing for a shower, this area could easily be used to create a full ensuite and dressing room by utilising bedroom five. Bedrooms two and three are also generous doubles with bedroom four and five being slightly smaller as large single rooms. There is also a modern family shower room with double rainfall shower and heated towel rail.

Outside: The rear south facing garden is a larger than average corner plot, mainly laid to lawn with pretty borders of roses and mature shrubs. The patio area from the kitchen and dining room is perfect for entertaining and enjoying the sunshine all afternoon.





There is gated access to the front of the property and a further gate to the double driveway. Also in the garden is a rear door access to the single garage, with power and lights, this space could make a wonderful home office, gym or garden room.



Other notable features; gas central heating throughout, modern double glazing



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).

Tenure: Freehold

Council Tax Band: E



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

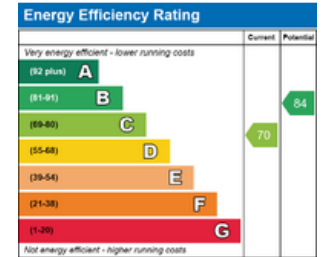


Approximate total area⁽¹⁾
1372 ft²
127.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer

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19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

chinnor@bb-estateagents.co.uk

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