



Chinnor Hill
Chinnor

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Banniers & Babingtons



A substantial 4 bedroom dormer bungalow set with 1.63 acres of garden & woodland, with double garage and various outbuildings, offering annex potential and a fantastic opportunity to extend or amend.

Chinnor Hill, Chinnor, Oxfordshire, OX39 4BQ

Offers in excess of £1,100,000

- Four Bedroom Detached Dormer Bungalow
- Set within 1.63 Acres of Garden & Woodland
- Private Location
- Three Reception Rooms
- Annex Potential
- Double Garage
- Stables & Other Outbuildings
- Fabulous Countryside Walks on your Door Step
- Horseshoe Driveway



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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

The property offers an exciting opportunity for the next lucky owner to create a wonderful family home, or simply love the house in its fabulous location for all it has to offer. Discretely positioned behind neat mature hedging, the property can be entered via its own grand, sweeping horseshoe gravel driveway.

The entrance porch takes you to the main hallway where all rooms lead from. To the front of the property are the two principal bedrooms, with the master bedroom boasting a generous amount of fitted wardrobes. Also to the front is the 2nd reception room with staircase to the fourth bedroom and ensuite bathroom and fitted wardrobes. This area of the house could easily be divided off to form a self-contained annex or teenage den. In addition, there is another bedroom/study to the rear of the house and a modern family shower room with WC.

Central to the property is the dining room which leads off from the kitchen, this could be combined to provide a fabulous family kitchen/diner.

The modern kitchen has ample eye and waist level storage units, double ovens, space for white goods and a door to the covered walkway, utility and outbuildings.

From the dining room, there is a small inner hallway with rear door to the patio area, a downstairs cloakroom and access to the fabulous and spacious, dual aspect reception room. With cosy wood burning stove, picture gallery windows and sliding doors, framing the stunning view of the garden and woodland, this is the perfect spot to unwind and relax surrounded by nature, whatever the weather.

There is a useful covered walkway from the kitchen, with a good size utility room with plumbing for white goods and a sink, and a double length garage.



Outside

The garden is laid mainly to lawn with a large sociable patio area for alfresco dining. The secluded garden would be a haven for children to run and play, build swings and treehouses, or suitable as a small holding, keeping chickens and growing vegetables. There are many magnificent mature trees, such as oak and beech plus a small woodland for more adventuring. There are also 2 wooden stables, a garden shed and log store.

Other notable features; Double Glazing throughout, oil central heating, private sewerage.



General Remarks and Stipulations

Tenure

Freehold

EPC Rating

TBC

Local Authority

South Oxfordshire District Council

Viewing

Strictly by appointment with
Bonners & Babingtons

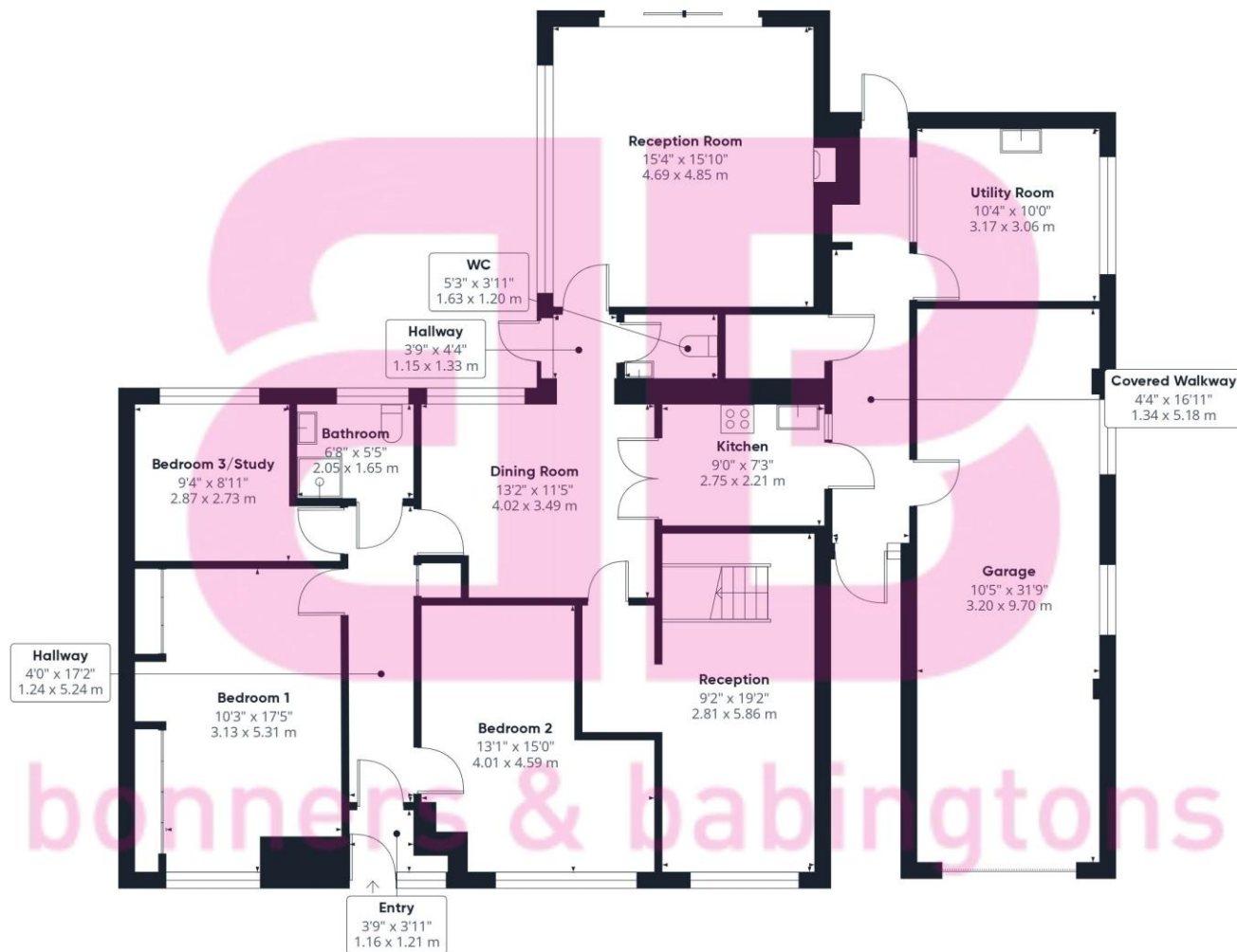
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Ground Floor



Floor 1

Approximate total area^m

2072 ft²

192.2 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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