



Chiltern View  
Chinnor

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A rare find! A substantial 2708 sq ft, 6 bedroom property with 3 reception rooms & a double garage, uniquely positioned on a no through road, directly overlooking The Old Kiln Lakes & nature reserve.

Chiltern View, Chinnor, Oxfordshire, OX39 4DD

Offers in excess of £900,000

- Stunning 6 Bedroom Property
- Amazing Views of Lake, Nature Reserve and Chiltern Hills
- 3 Reception Rooms
- Master Suite With Dressing Room and Luxury Bathroom
- 2 Additional En-Suite Bathrooms
- Fabulous Kitchen/ Dining Room
- Separate Utility
- Double Garage with Boarded Loft
- Landscaped Garden
- Situated on a No Through Road



19 Station Road, Chinnor, Oxfordshire, OX39 4PU

**01844 354554**

chinnor@bb-estateagents.co.uk





## Chinnor

### 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).





## Description

This lovely family home comprises of; grand entrance hallway that most visitors will admire, with doors to all rooms and staircase to the first floor.

To the front of the property either side, are the two additional reception rooms, that can be used as home offices/play rooms or maybe a formal dining room.

The real heart of the home is the kitchen/diner, a great place to socialise with friends, or simply for the family to gather at the end of a busy day. Whether it be winter or summer, this room is the perfect place for indoor outdoor living, with the French doors connecting to the patio and garden for alfresco dining.

The well-appointed kitchen has ample eye and waist level units, with integrated dishwasher & fridge/freezer, double ovens, five ring gas hob, breakfast bar with seating, granite work tops and French doors to the garden. From the kitchen is a separate utility room with plumbing for white goods, sink and door to the side of the property. Also from the kitchen is the main reception/family room, also with French doors to the garden and double doors to the main hallway. Also downstairs is a handy understairs cupboard and cloakroom.

Upstairs;

The first floor has 2 bright and spacious guest rooms with en-suite shower facilities, one to the front overlooking the lake and one to the rear of the property. There are 3 further double bedrooms, serviced by the family bathroom, comprising bath with overhead shower and heated towel rail. These rooms could be bedrooms for a large family or additional home office workspaces.

The fabulous master suite on the top floor not only gives you fantastic views to take your breath away but is a beautiful and calm retreat for busy couples. The luxurious bathroom, straight from a boutique hotel, boasts a roll top bath, separate walk-in shower and sink with vanity unit, leading through to a dressing room with space for wardrobes, dressing table and bedroom furniture, all benefitting the master bedroom at the opposite end of the dressing room. The spacious bedroom is a bright dual aspect, with the rear outlook having stunning, completely unobstructed views of the lake and nature reserve and impressive Chiltern Hills beyond.



Outside:

The rear garden was landscaped recently to create a low maintenance space that includes mature hedging for additional privacy surrounding a large area of royal artificial grass for play and a delightful, raised composite decking area for seating and socialising. This sunny spot is perfect for entertaining and has space for a hot tub and outdoor cooking. The decking flows back to the house and French doors to the kitchen, and side access to the utility where there is a custom-built shed. Access to the car lover's dream garage is from the garden and inside you will find ceramic flooring, space for fitted tool benches, EV charge point, electric front door and access to the large, fully boarded loft with pulldown ladder and lights. There is generous driveway parking in front of the garage with additional EV charge point and spaces nearby for visitors.

Other notable features; Small boarded loft in dressing room, 2-year-old boiler





## General Remarks and Stipulations

### Tenure

Freehold

### EPC Rating

To Follow

### Local Authority

South Oxfordshire District Council

### Viewing

Strictly by appointment with  
Bonners & Babingtons

### Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

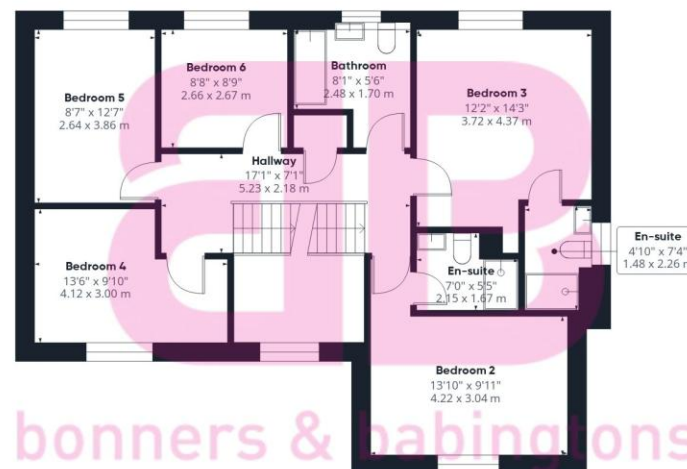
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2708 ft<sup>2</sup>

251.5 m<sup>2</sup>

(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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