



bonners & babingtons

Station Road
Chinnor

Station Road Chinnor OX39 4EX

Guide Price £367,000

A deceptively spacious 3-bedroom Victorian cottage with period features, situated in the heart of the village, close to the shops, amenities, schools and transport links. With scope for improvement to enhance the property's charm.

The property enters into the bright main reception room that boasts hard wood flooring and open fireplace, this room leads further into the hallway and second reception/dining room that also benefits from an original open fireplace, has back door access to the courtyard and side of the property, and flows through to the kitchen beyond.

The kitchen has ample waist and eye level units, integrated dishwasher and fridge/freezer, double electric oven and plumbing for white goods, there is also the added benefit of having a walk in pantry.

Upstairs on the first floor are two good sized double bedrooms with the master having period features, including fireplace and sash window. There is a modern family bathroom with separate roll top bath and shower and heated towel rail. The third bedroom is on the second floor, accessed via a unique cast iron spiral staircase, has fitted wardrobes, three Velux windows offering an abundance of natural light and could be an ideal teenage den.

Outside is a small courtyard for bistro seating, an outdoor storeroom and walkway to the front of the property. There is no off-road parking at the property but there is ample on road parking to the front.

Other notable features: Gas Central Heating & Double-
Glazed Windows to the front of the House.





Location
Situating 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).



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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