



Chinnor Road, Bledlow, Buckinghamshire

TO LET £2,500 PCM

Unfurnished

An impressive detached, four-bedroom, two-bathroom home that offers generous living space and modern comforts, situated in a semi-rural setting with views over open countryside. UNFURNISHED. EPC rating D. CONTACT B&B LETTINGS CHINNOR

- DETACHED
- VILLAGE LOCATION
- TWO SHOWER ROOMS
- DOWNSTAIRS CLOAK ROOM
- GARAGE
- ELECTRIC GATES
- VIEWS OVER OPEN COUNTRYSIDE
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS

Office Numbers:

Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
Stokenchurch | 01494 485560
High Wycombe | 01494 485560
Aylesbury | 01296 337771
W : www.bb-estateagents.co.uk
E : lettings@bb-estateagents.co.uk

Head Office Address

Chilterns Office
Robert House | 19 Station Road
Chinnor | Oxfordshire | OX39 4PU

Description:

An impressive detached, four-bedroom, two-bathroom home that offers generous living space and modern comforts, situated in a semi-rural setting with views over open countryside.

The property comprises:-

GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen with appliances
Living room with open fireplace
Dining room
Conservatory
Office

FIRST FLOOR

Landing
Main bedroom with ensuite shower room
Three double bedrooms
Family shower room

The accommodation also benefits from a good size garden with lawn and patio area, garage and driveway which is secured by electric gates.

The village of Bledlow lies in the Vale of Aylesbury close to the Chilterns in an Area of Outstanding Natural Beauty. The village is dominated by its church and manor house now owned by Lord Carrington. This area offers access to many footpaths and bridleways including the Chiltern Way, Ridgeway and, nearby, the Icknield Way. Bledlow also has an attractive pub which is popular with walkers and ramblers and an active cricket club. The nearby regional centres of Thame, Chinnor, Princes Risborough, Wendover and Aylesbury provide shopping and recreational facilities. Mainline train services to London Marylebone are available from Princes Risborough and High Wycombe. Easy access to the M40 via junction 6 means that Oxford and London, the West End and the M25 Heathrow are within easy reach.

Buckinghamshire is renowned for its choice and standard of schooling, both state and private as the county is one of the last to maintain the traditional grammar school system. The property is ideally situated to take full advantage of the choice of grammar schools located nearby and Bledlow Ridge itself has a very well-regarded primary school.

Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

Council Tax:

Band G

Terms:

12-month tenancy agreement
Unfurnished
No smokers please
White goods included

Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

Holding Deposit:

Equivalent to one weeks rent.

Security Deposit required:

5 weeks rent payable before moving in.

Directions

Viewings strictly via the agents:
Bonners and Babingtons

01844 354554

