



**AB**  
bonners & babingtons

8 Moor Close  
Chinnor

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OX39 4FT

Guide Price £750,000

An immaculately presented & spacious 4 bedroom detached property with garage, located on the exclusive Oak Hill Park development and nature reserve. The property boasts a fabulous kitchen/diner, spacious reception room, master bedroom with ensuite, separate utility room and driveway parking. Situated in a quiet location, close to local shops and amenities.

The property consists of a spacious entrance hallway where all rooms lead from and with a downstairs cloakroom. The spacious dual aspect reception room, flooded with natural light and is a cosy warm space. The kitchen/diner really is the heart of the home, a great place to socialise with friends or simply for the family to gather at the end of a busy day. The open plan kitchen/diner, has ample eye and waist level storage units, integrated fridge/freezer and dishwasher, double ovens, gas hob, French doors to the garden and a separate utility room. The utility room has a sink, plumbing for white goods and has a door to the side of the property and parking.

Upstairs there are 4 good size bedrooms, with the master benefiting from an ensuite shower room with a heated towel rail and fitted wardrobes. There is also a family bathroom with bath and heated towel rail.

#### Outside

There is a good sized rear garden which is laid mainly to lawn, there is also a small patio area, ideal for alfresco dining. To the side of the property there is a single garage, with light and power and driveway parking for 2 cars, plus an EV charging point. The property is situated at the foot of the Chiltern Hills, meaning the property has fabulous walks nearby.

Other notable features include gas central heating, Personal fibre optic broadband and the remainder of a 10 year NHBC warranty.





## 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

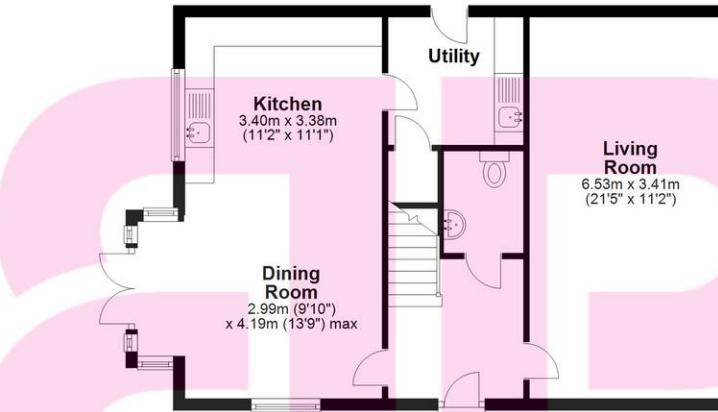
Council Tax Band: F

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92-100)	A		94
(81-90)	B		85
(70-80)	C		76
(55-64)	D		67
(39-44)	E		51
(21-30)	F		32
(1-20)	G		23
Not energy efficient - higher running costs			

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### Ground Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



### First Floor

Approx. 79.5 sq. metres (856.0 sq. feet)



Total area: approx. 142.2 sq. metres (1530.8 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

#### 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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