



Lower Icknield Way
Chinnor

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EAT

This wonderful and immaculately presented, detached, 5-bedroom home with double garage, really does have it all. Offering a huge amount of versatile space for the whole family to grow into, with 3 reception rooms that allow everyone to enjoy their own place for hobbies, homework, or relaxing. The real winning point is the fantastic garden of approximately 0.5 acres with stunning views of the Chiltern Hills beyond.

Lower Icknield Way, Chinnor, Oxfordshire, OX39 4EB

Offers in Excess of: £1,100,000

- Fabulous 5 Bed Detached Family Home
- Immaculately Presented
- 3 Reception Rooms
- 2 Bedrooms with Ensuite Facilities
- Family Bathroom
- 0.5 Acres of South Facing Garden
- Fabulous Hillside Views
- Double Garage with Power & Lights
- Ev Charging Point
- Outdoor Kitchen Area



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Chinnor

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

The property enters into a large entrance hall where all rooms and stairs to the first-floor lead from. To the left is a reception room, perfectly placed for a snug or family room that flows into the fabulous kitchen, dining area. The kitchen is fitted with oak framed waist and eye level units that offer ample storage in a fresh and clever design with a contemporary Scandinavian style. There is an electric range cooker with induction hob, integrated appliances, including a full height fridge, dishwasher and microwave. The kitchen opens into the dining area via a breakfast bar, gently separating the two spaces. There are French doors out to the rear garden and a fabulous floating sideboard and large pantry cupboard that complete the room. Also from the kitchen is the handy utility room, fitted with a full-size freezer, sink, space for white goods and a side door to the garden.

From the hall, is the main reception room. Bright and airy with French doors to the outside but also offering a cosy retreat with space for the whole family to gather and enjoy the wood burning stove. Also, on the ground floor is a third reception room, currently used as a gym, but would work as a brilliant playroom, home office or even formal dining room. In addition, there is a separate cloakroom, coat cupboard and handy understairs cupboard.

Upstairs: The generous landing leads to the five bedrooms and family bathroom. To the front of the house are bedrooms two and three, both large doubles with room for wardrobes, side furniture and desks. Bedroom two also benefits from a modern shower room, comprising of shower, vanity sink and heated towel rail. Bedroom four and five are also good size doubles, with bedroom five currently set up as a home office with fitted desk and shelving.

The light and spacious master bedroom suite boasts fitted wardrobes, a recently refitted ensuite bathroom with separate bath, rainfall shower, vanity sink and heated towel rail and enjoys the stunning uninterrupted views of the Chiltern Hills. The family bathroom is also recently refitted and has a modern bath and separate shower, vanity sink and heated towel rail.



Outside: The rear, south easterly facing garden is a very special commodity with this home. Approximately half an acre in size it backs on to local horse stables, situated along a quiet no through road. Beyond that are the continuous and peaceful views of the rolling Chiltern hills. From the house is a large patio for dining and socialising, with the majority of the garden laid to lawn; a section of which has been used for a children's play area and animal hutches. Further up the garden is a fantastic entertaining space, with comfortable seating, a pergola for dining under, and a coveted outdoor kitchen for summer barbecues and parties. In the summer months the end of the garden blooms into life with wildflowers that bring fragrance, texture and colour to the space.

There is side access from both sides of the house that bring you to the front garden, garage and driveway where there is ample space for several cars and an EV charging point. The double garage has power and lights and electric front doors.

Other notable features: gas central heating, double glazing throughout, 2 loft spaces with one at the rear half boarded with ladder and lights.



General Remarks and Stipulations

Tenure
Freehold

Post Code
OX39 4EB

EPC Rating
To Follow

Viewing
Strictly by appointment with
Bonners & Babingtons

Local Authority
South Oxfordshire

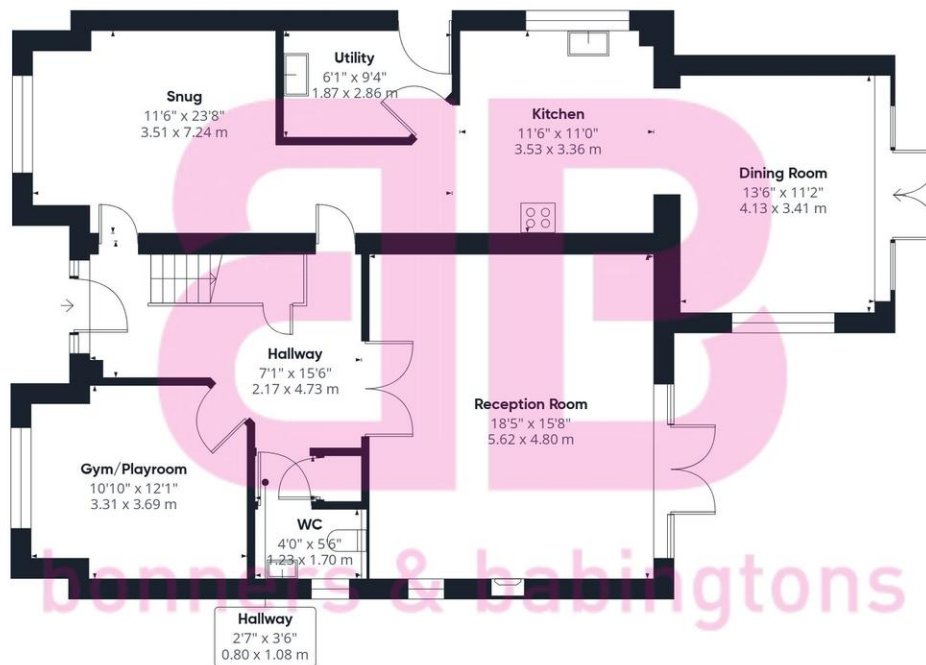
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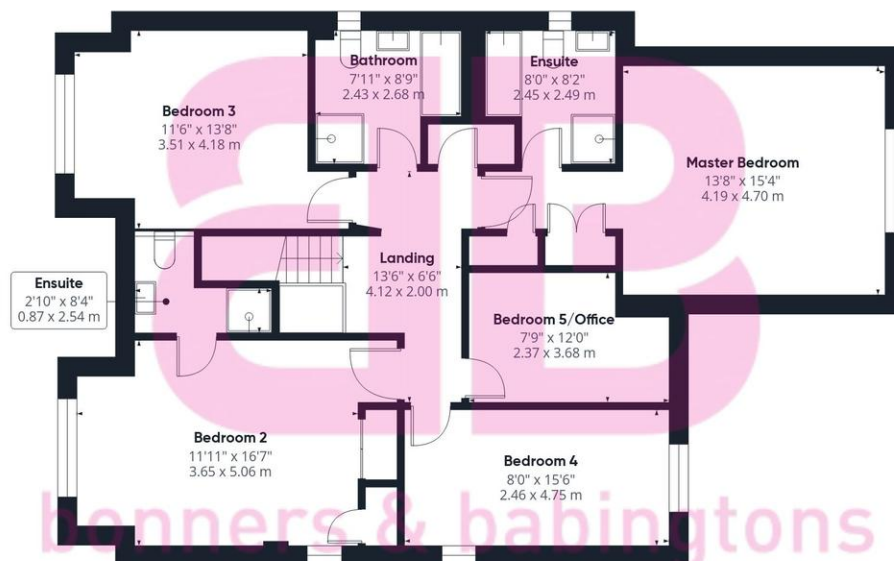
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2594 ft²

240.9 m²

(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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