Juniper Cottage, The Lane, Lower Icknield Way
Chinnor

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Arguably one of best and unknown locations in Chinnor! This immaculately presented 3/4 bedroom detached property, situated on a no through lane, boasts 2 reception rooms, 2 bathrooms, double garage and fabulous countryside views and walks, with further potential to extend. Offered Chain Free

The Lane, Lower Icknield Way, Chinnor, Oxfordshire, OX39 4EP

Guide Price £850,000

- 3/4 bedroom detached property
- Fabulous quiet location
- Potential to extend
- 2 reception rooms
- 2 bathrooms
- Downstairs Cloakroom
- Double garage
- Gated driveway with ample parking
- Immaculately presented
- Fabulous countryside walks on your doorstep
- 5 minute walk to the local shops and amenities

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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

The property can be found towards the end of the private lane with a five bar wooden gate leading you into a considerable driveway to accommodate numerous vehicles.

The property consists of: spacious entrance hallway with access to all rooms, stairs to the first floor and a downstairs cloakroom.

The real heart of the home is the dual aspect kitchen/diner, a place to socialise with friends or simply for the family to gather at the end of a busy day. The kitchen boasts ample eye and waist level storage units, integrated fridge/freezer and dishwasher and space for a washing machine. A middle island with further storage and seating, French doors to the garden and a stable door to the side of the property, garden and garage. From the kitchen and also the hallway is the study/playroom, and the main reception room with cosy woodburning stove and has French doors to the patio and garden.

Upstairs

The property was originally designed as a four bedroom house, however the current and only owners of over 25 years, have created a master suite with Juliette balcony, walk in dressing room and ensuite facilities. These rooms could easily be reconfigured back to the original design if preferred.
In addition to the master bedroom, there are two further double bedrooms and a family shower room.

Outside

The property is set back from the lane, with a generous front garden and ample parking. The rear east facing garden is laid mainly to lawn with a spacious patio and views to the Chiltern Hills.
The double garage has power and lights. There is potential to extend into the garage and link to the house to create further accommodation (STPP).
From the property there are fabulous countryside walks, including a 5 minute walk to the village shops.

General Remarks and Stipulations

Tenure
Freehold

Services
Gas Central Heating, Mains Drainage

EPC Rating
C with A Potential

Local Authority
South Oxfordshire District Council

Viewing
Strictly by appointment with Bonners & Babingtons

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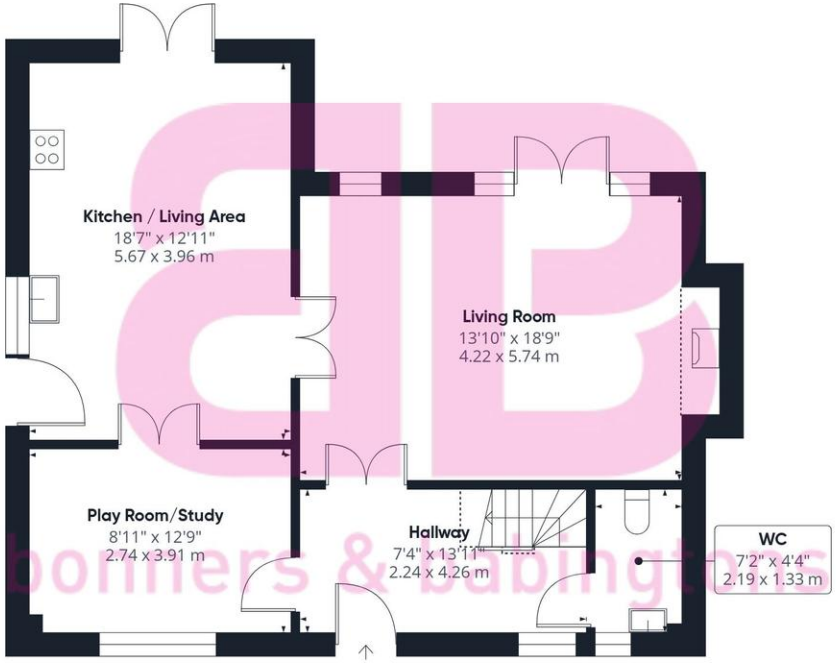
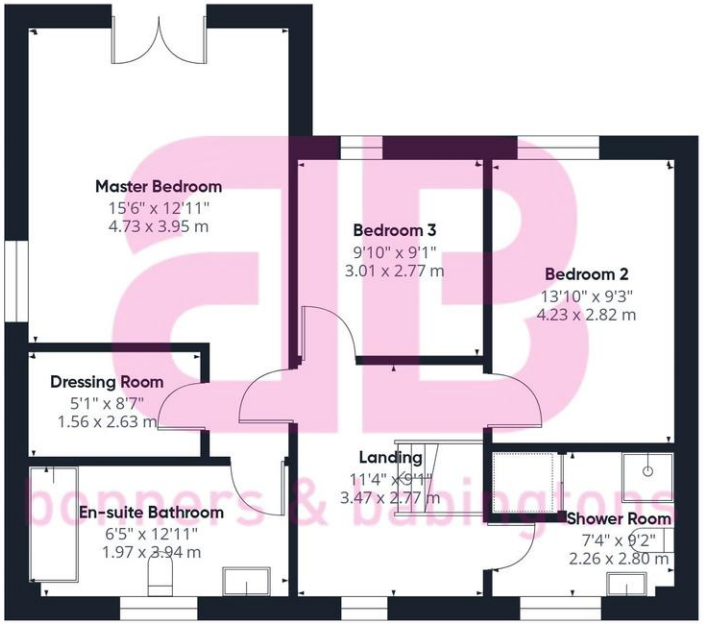
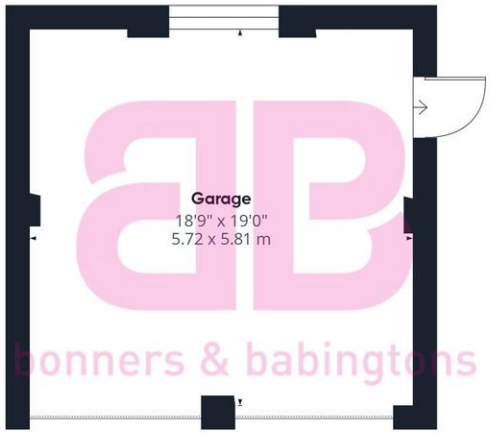


Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

1847 ft²

171.8 m²

Reduced headroom

22 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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