



bonners & babingtons

Red Kite Road
Chinnor

Red Kite Road Chinnor OX39 4DG Guide Price £500,000

An immaculately presented 3-bedroom, 2-bathroom semi-detached property with garage, situated in a highly sought after development. The property benefits from upgrades and improvements throughout and has views of the beautiful Chiltern Hills and nearby access to the nature reserve for wonderful countryside walks.

The property enters into a hallway where all rooms and stairs to first floor lead from. The bright, modern kitchen has ample waist and eye level units, upgraded integrated fridge/freezer, dishwasher and electric oven and space for a washing machine. There is additional space for a small breakfast table or further pantry style cupboards.

The reception room, to the rear of the property has generous space for comfortable seating and dining, there are French doors out to the rear enclosed garden. Also downstairs is a useful, large understairs cupboard and separate cloakroom, all areas boast new contemporary flooring.

Upstairs; The first floor has a large double bedroom with plenty of space for wardrobes and a king size bed, there is a further bedroom and both are serviced by the recently renovated and fully tiled family bathroom that comprises; bath with overhead rainfall shower, vanity sink unit and heated towel rail. Before reaching the stairs to the second floor, there is an additional landing area, perfect for a work from home space or reading nook. The master suite is a bright and spacious dual aspect, with beautiful views of the Chiltern Hills and sleek Sharps fitted wardrobes and units. The ensuite shower room, also recently refitted and fully tiled, has a rainfall shower, vanity sink and heated towel rail.

Outside: The rear garden has an area of patio from the French doors, with the rest laid to lawn. There are raised beds for pretty shrubs and a side door to the garage, which has been improved with a tile floor, LED strip lights and electric roller door to the driveway parking. The space would make a fantastic gym, home office or games room.





Other notable features;
Gas central heating and double glazing throughout, boarded loft space with ladder and lights, hot and cold outside tap, sprinkler system in garden.

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: D

Energy Efficiency Rating		Current	Potential
107-121	A	54	62
81-101	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		

Environmental Impact (CO ₂) Rating		Current	Potential
107-121	A	54	62
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Disclaimer

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