



Lower Icknield Way  
Chinnor



bonners & babingtons

# Lower Icknield Way Chinnor OX39 4DZ

Guide Price £525,000

An immaculately presented, detached 3-bedroom, 2 reception room family home, recently improved by the current owners, with private driveway and situated close to local shops, amenities and schools.

The property comprises; entrance porch with space for shoes and coats and further hallway leading to all rooms and stairs to first floor. To the right of the house, at the front, is the former garage, professionally converted to a home office/playroom; the current vendors have also added a separate useful downstairs cloakroom. To the left of the property, via French doors from the hall, is the spacious and bright living room/dining room with a dual aspect and plenty of space for comfortable furniture to the front of the house and a dining seating area to the rear, with French doors out to the garden.

The kitchen is positioned to the rear of the house and has a recently amended, modern layout, including ample waist and eye level units, integrated dishwasher, washing machine and bin drawer, full height fridge and separate full height freezer, pull out pantry cupboard and induction hob and a door to the rear garden.

Upstairs are three very generous double bedrooms, with bedroom 1 and 3 boasting fitted wardrobes, they are all serviced by the family bathroom which has a separate bath and shower, heated towel rail and has a sunny dual aspect.

Outside; the rear enclosed garden is laid mainly to lawn with a patio area out from the reception room French doors. There is a side path to the front, with access to unique storage that's built into the side of the property, the front of the house has driveway space for multiple vehicles.

Other notable features; double glazing throughout, gas central heating, boarded loft with ladder and lights.





**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).

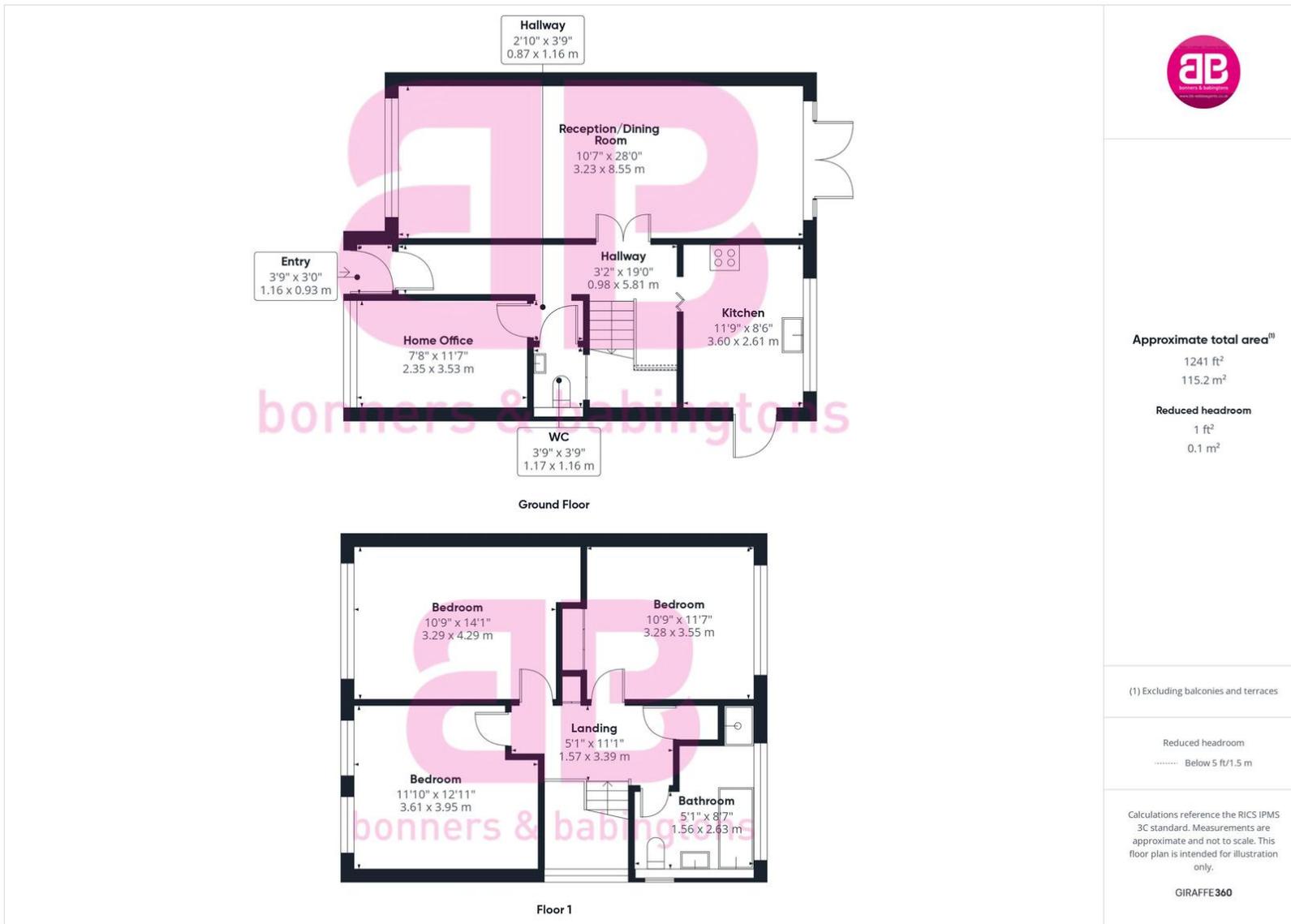


**Tenure:** Freehold  
**Council Tax Band:** E

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| (92-101)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (49-54)                                     | E |         |           |
| (35-48)                                     | F |         |           |
| (1-34)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| (92-101)  | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (49-54)   | E |         |           |
| (35-48)   | F |         |           |
| (1-34)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |



**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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