



bonners & babingtons

Lime grove
Chinnor

Lime Grove Chinnor OX39 4PN

Guide Price £450,000

A beautifully presented 3 bedroom end of terrace property, celebrating its 100th year in 2026, situated within a tree lined, no through avenue, a short stroll from the local shops and amenities and boasting a large, private corner plot with ample scope to extend (STPP).

The house, built in 1926 and full of character and charm, is entered via a path through the mature front garden and comprises of; entrance hallway with doors to all rooms and stairs up to the first floor. The modern kitchen has ample waist and eye level storage, an integrated dishwasher, fridge/freezer, electric oven and hob. There is an understairs space with plumbing for washing machine and rear access to the garden. The main reception/dining room is bright yet cosy with plenty of space for dining and comfortable seating, the room benefits from dual aspect windows, an open fireplace and original feature floors and beams.

Also downstairs is a recently re-fitted shower room with corner shower, vanity sink and heated towel rail.

Upstairs are three bedrooms, all light and spacious, with the master boasting a dual aspect and fitted wardrobes. Bedroom two also has a built-in cupboard and the third room has original wooden floors.

Outside: The generous garden, has mature shrubs and bushes offering colour and fragrance in the summer months, a shed and ample space for a home office or garden room if required. It's mainly laid to lawn to the rear of the property with a section of patio for dining and entertaining and has a large area to the side of the house giving opportunity to extend if desired. (STPP)

Other notable features, double glazing and gas central heating throughout, part boarded loft with ladder and light, parking agreement with neighbours.





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.

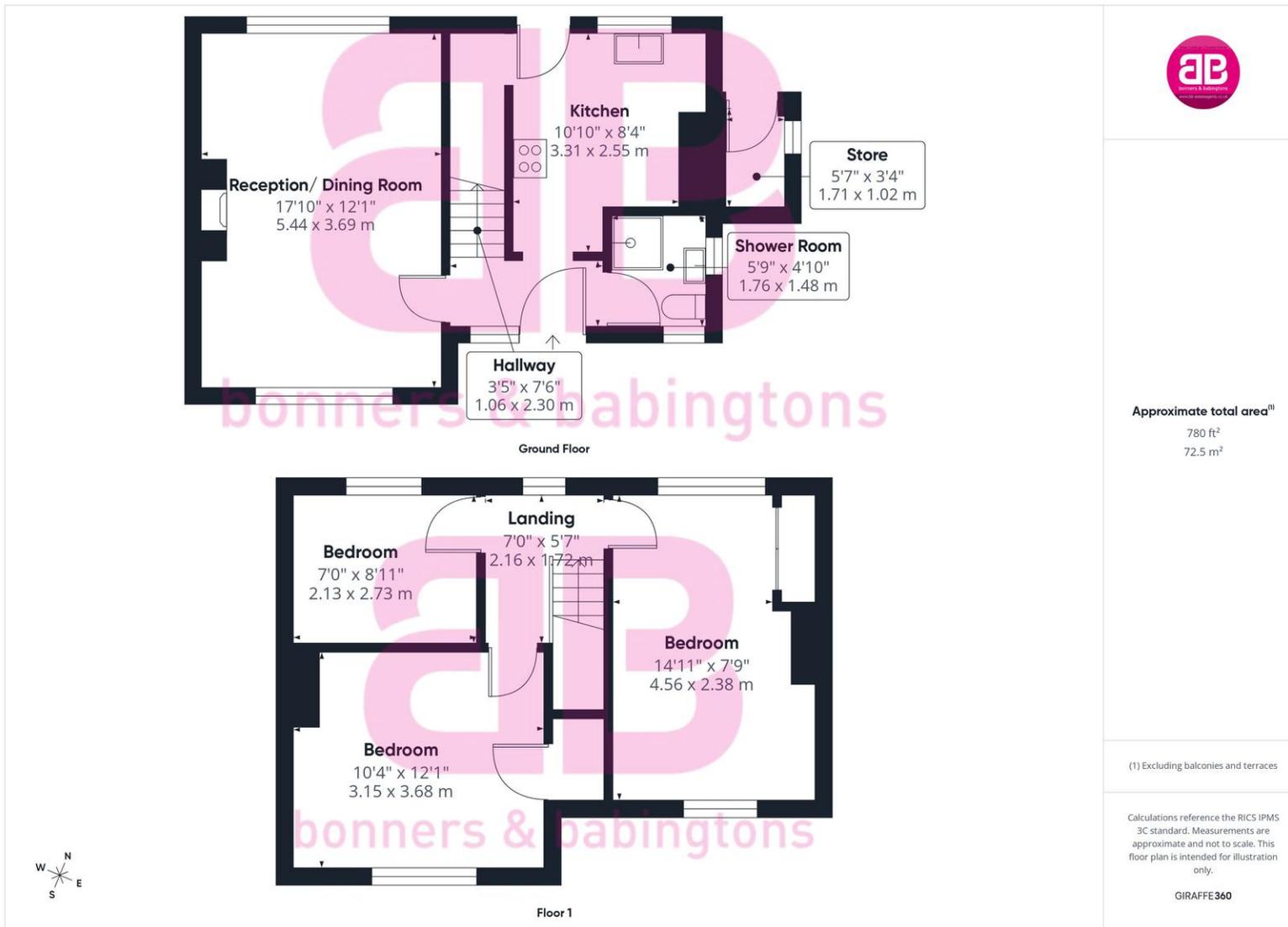
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
(92-100)	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 ₂) Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(35-48)	F		
(1-34)	G		
Not environmentally friendly - higher CO ₂ 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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