



Springs Holly Lane  
Chinnor



bonners & batingtons

# Sprigs Holly Lane

Chinnor

OX39 4BY

Guide Price £950,000

Substantial 4 bedroom detached family home set in a stunning rural position with light and airy rooms offering a superb contemporary interior. The property enjoys views over open countryside yet offering Excellent transport links. No Upper Chain

This detached family home situated on the outskirts of the sought after village of Radnage, offers spacious accommodation and is sold with no upper chain. The property benefits from views to open countryside both to the front and rear, yet is within easy access of the M40 and a mainline train station.

The accommodation briefly comprises: vaulted reception hall, cloakroom, stunning kitchen/breakfast room, utility room, family room/dining room, spacious living room with "mood lighting" and log burner, study, galleried landing, master bedroom with ensuite bathroom, guest bedroom with en suite shower room, 2 further bedrooms and family bathroom.

Outside the property is accessed via double gates opening to extensive parking and there is an enclosed southerly facing rear garden. The property also benefits from oil fired heating with underfloor heating throughout the downstairs, private sewerage, alarm system and UPVC double glazing.





### Location

Sprigs Holly Lane  
 Situated in The Chiltern Hills, the property occupies a stunning location on the hillside with far reaching views across Oxfordshire and Buckinghamshire and is in an area of outstanding natural beauty.

The renowned restaurant, the Sir Charles Napier is situated in the hamlet. Chinnor offers local shopping, doctors, dentists and schooling and there are excellent transport links to London & Birmingham. The M40 motorway (junction 6) is approximately 4 miles away and Princes Risborough Station (Chiltern Line) is approximately 5 miles.

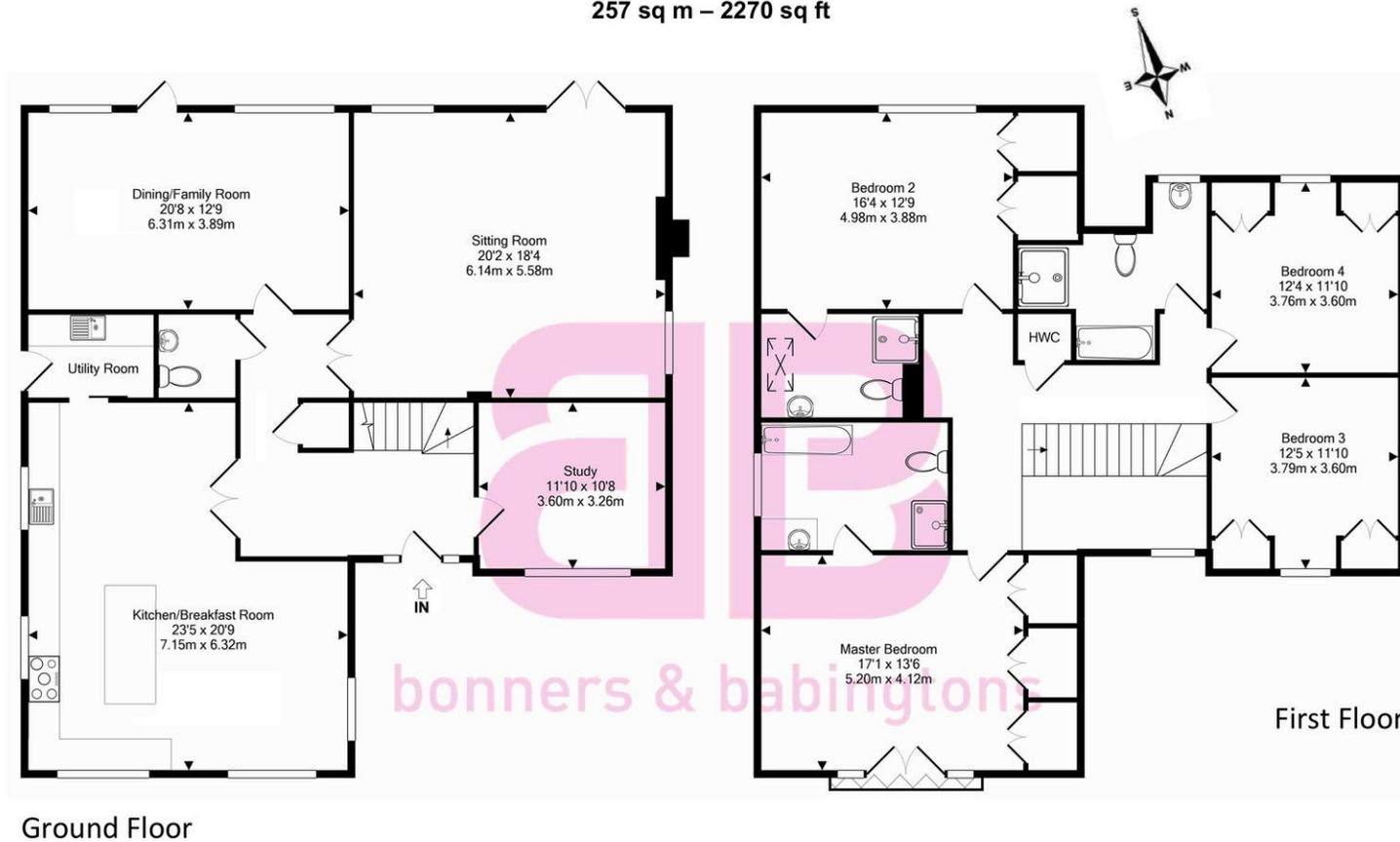


Tenure: Freehold  
 Council Tax Band: G

Energy Efficiency Rating		Current	Potential
<small>Low energy efficient - lower running costs</small>			
79-100	A		
69-78	B		
59-68	C		
49-58	D		
39-48	E		
29-38	F		
1-28	G		
<small>Low energy efficient - higher running costs</small>			
		74	80

# Sprigs Holly Lane, Radnage, Buckinghamshire OX39 4BY

Approx. Gross Internal Area  
257 sq m – 2270 sq ft



This floorplan is not to scale. It is for guidance only  
and accuracy is not guaranteed

## 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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