



bonners & babingtons

Glimbers Grove
Chinnor

Glimbers Grove Chinnor OX39 4HE

Offers in excess of £500,000

A well-presented 3 bedroom semidetached property, amended by the current owners, that has a sizeable garden, recently landscaped to create a wonderful sociable area. Within walking distance to the local shops and amenities and with excellent transport links.

The property enters from a generous driveway into a small hallway for shoes and coats, there are stairs to the first floor and door to the main reception room. This room is cosy yet bright, with a wood burning stove and ample space for comfortable seating, there is another door to the fabulous, previously extended kitchen/diner, the real heart of the home. Contemporary in style, it's the perfect place for the family to gather at the end of a long day. There is an island with sink and undercounter storage, integrated dishwasher and washing machine and waist level units for storage, the room has an abundance of light flooding in from the pyramid skylight and gorgeous bifold doors opening to the rear garden. There is generous space for a large dining table and separate comfortable seating, making this room perfect for entertaining and socialising as well as daily family life. Also on the ground floor is a useful pantry and separate bathroom, comprising a bath with overhead rainfall shower, vanity sink and heated towel rail, there is also plumbing to make a laundry area in this room.

Upstairs; There are two bright and airy double bedrooms, both with built in cupboards and all three have exposed wooden floors. There is also a cleverly designed bijoux shower room, with rainfall shower, sink and wc.

Outside; The rear enclosed garden has recently been landscaped by the current owners to include a wonderful patio area from the kitchen and bifold doors, perfect for summer barbecues and entertaining. The remaining garden is laid to lawn with borders of roses, clematis and fig trees surrounding, there are raised beds with pretty shrubs and a fantastic wooden swing for soaking up the evening sun. To the side of the property is a useful storage shed and gated access to the driveway parking for several vehicles.





Other notable features; gas central heating and double glazing throughout.

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.

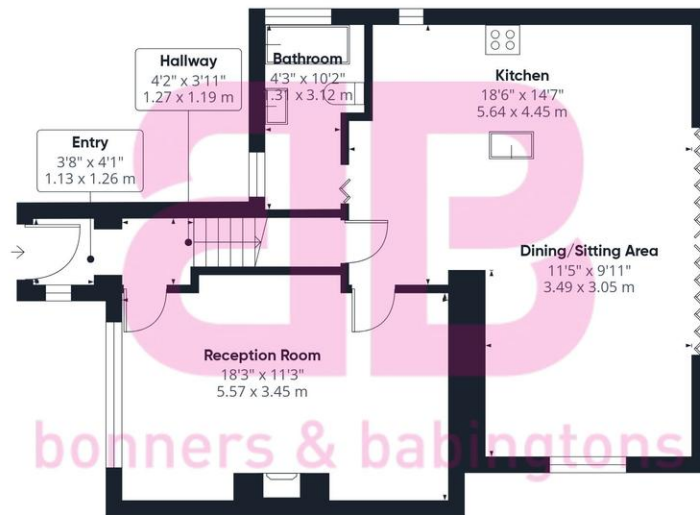
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).



Tenure: Freehold

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	80



Approximate total area^m
1043 ft²
96.7 m²

(1) Excluding balconies and terraces

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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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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