



bonners & babingtons

Swallowtail Road  
Chinnor

# Swallowtail Road Chinnor OX39 4GQ

Offers in excess of £375,000

A well-presented and well-proportioned two-bedroom property, situated within a well-regarded development built only 3 years ago, close to the local nature reserve and within walking distance of shops, schools and amenities.

The property enters into a small hallway for shoes and coats, and has doors to the useful downstairs cloakroom and main reception room. This room is bright and spacious with ample room for comfortable furniture, there is a handy understairs cupboard and door to the kitchen, which has ample waist and eye level units, space for washing machine, slimline dishwasher and fridge freezer and has room for a sociable dining table. There are French doors out to the rear enclosed garden.

Upstairs are two double bedrooms, both offering lots of light; the master benefits from large, fitted wardrobes and the second bedroom, currently a hobby room, has a generous shelved cupboard. Both rooms are serviced by the modern family bathroom, with bath and overhead shower and heated towel rail.

Outside; The rear south easterly garden has a patio area from the kitchen for barbecuing and socialising, the rest is laid to lawn with pretty plants and shrubs bordering, there is a large storage shed and raised vegetable troughs to the rear. Side path and gate give access to the driveway and parking for two vehicles.

Other notable features include remaining NHBC warranty, double glazing and central heating throughout, management fee of approx. £211.78 per annum.





### 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

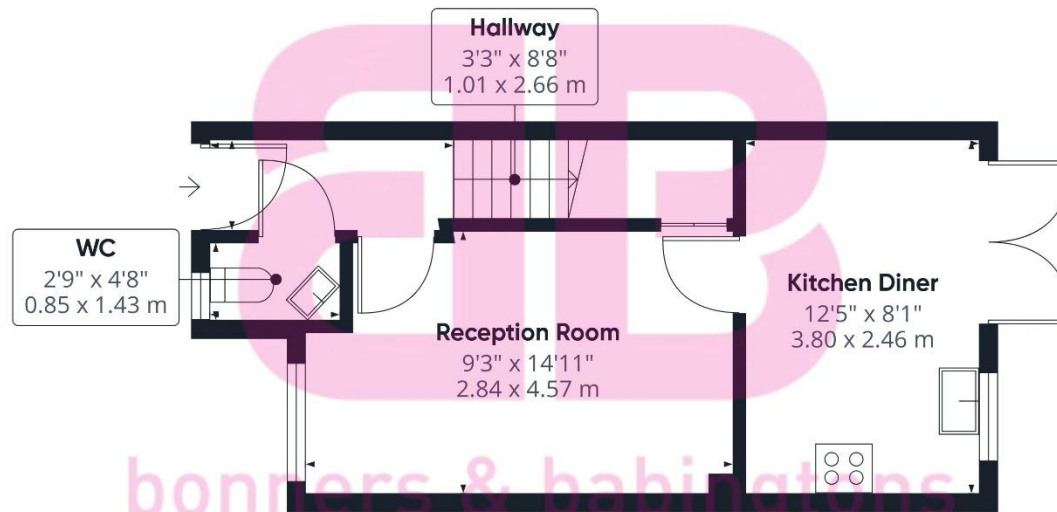


Energy Efficiency Rating		Current	Potential
107-101kWh	A	98	98
81-101kWh	B	83	98
66-81kWh	C		
51-66kWh	D		
36-51kWh	E		
21-36kWh	F		
6-21kWh	G		

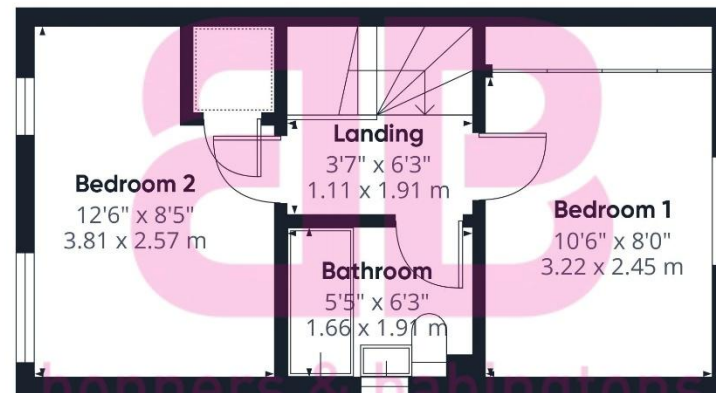
  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
107-101kWh	A	98	98
81-101kWh	B	97	98
66-81kWh	C		
51-66kWh	D		
36-51kWh	E		
21-36kWh	F		
6-21kWh	G		

Not energy efficient - higher running costs  
Not environmentally friendly - lower CO<sub>2</sub> emissions  
Not environmentally friendly - higher CO<sub>2</sub> emissions



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
562 ft<sup>2</sup>  
52.3 m<sup>2</sup>

(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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