



anners & babingtons

Hillside View
Chinnor

Hillside View Chinnor OX39 4DE

Guide Price £499,000

A detached three-bedroom home situated towards the end of this desirable development. It is positioned on a corner plot directly overlooking the lakes. Situated close to the local nature reserve, fabulous countryside walks and local shops, schools and amenities.

The accommodation includes a spacious and bright living room, kitchen/dining room, a large conservatory, good sized corner garden with potential and a separate garage. The property has been owned by the current owner since new.

The property is entered via the front door into hallway which has a cloakroom, stairs raising to the first floor and doors to most rooms. The kitchen/dining room is to the left and includes a fully fitted kitchen with cupboards and units at both eye and base level. Door to the rear garden. The reception room, which is bright and airy and dual aspect, has French doors opening into the conservatory which was installed by the current owner shortly after buying the property.

On the first floor there are three bedrooms. The large main bedroom has en-suite shower facilities and built-in wardrobes. There is a further double bedroom and a single bedroom. The main family bathroom has a three-piece suite with a power shower over the bath.

Outside: The rear garden is mainly laid to lawn with a patio area and rear garden gate; useful storage shed and steps up to a side door to garage. Garage at the rear with vaulted roof (useful for storage).

Other notable features include: double glazing and gas central heating 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: D



Energy Efficiency Rating		Current	Potential
107-101kWh	A		
81-101kWh	B		
61-80kWh	C	63	63
41-60kWh	D		
21-40kWh	E		
1-20kWh	F		
101kWh or more	G		

107 energy efficient / lower running costs
101 energy efficient / higher running costs



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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