



banniers & babingtons

Oakley Lane
Chinnor

Oakley Lane Chinnor OX39 4HT

Offers in excess of £600,000

An immaculately presented 4 bedroom detached property situated on arguably the best road in Chinnor. Offering 2 reception rooms, 2 bathrooms, garage, potential to extend and a beautiful 95-foot garden with views over the Chiltern Hills.

The house has been well-maintained by the current owners and comprises of a welcoming entrance hall that leads to the main reception room with a cozy wood burning stove and tilt and turn picture gallery window. The second reception room, which could be used as a dining room, snug or home office, is semi-open to the kitchen/diner and could be combined to make a larger kitchen/family room. The kitchen has ample eye and waist level storage units, a walk-in larder, space for white goods and a side door to the garden.

Also on the ground floor is a double bedroom with sliding doors to the patio and garden and a separate modern wet room with shower, WC, sink and heated towel rail, making this versatile room perfect as a guest suite or teenage den. In addition, and with the correct planning consent, the attached garage could also be converted into further accommodation.

Upstairs there are 3 well-proportioned bedrooms with the master bedroom benefiting from a range of fitted wardrobes and lovely views of the Chiltern Hills. There is also a family bathroom with bath and overhead shower.

Outside

To the front of the property there is a recently paved driveway for numerous cars, and a side garden leading to a single garage with ample storage space and side door access. To the rear is just under 100ft and is enclosed it is laid mainly to lawn with a sociable patio area, fruit trees including apple and cherry, Japanese Acer (from Japan) and mature hedging for privacy. There is also a Malvern garden shed for garden storage.

Other notable features include the recently laid driveway, new gas and water mains pipes and the multi-fuel log burner in the living room.





Location

Chinnor is an attractive and thriving village in Oxfordshire, situated at the foot of the Chilterns and within easy reach of the M40, making it ideal for commuters. The village boasts a good range of amenities, including two supermarkets, a post office, a pharmacy, a doctor's surgery and several traditional village pubs and restaurants. The location is particularly well-regarded for its excellent schooling, including primary, middle, and secondary schools all close by. There is also easy access to High Wycombe, Henley-on-Thames and Thame as well as Oxford with its historic university and vibrant retail, cultural, and nightlife scene.

Outdoor enthusiasts will love Chinnor and Coombe Hill Nature Reserve which boasts a rich variety of flora and fauna and is ideal for wildlife watching, walking and cycling. The Ridgeway National Trail is also nearby, offering stunning views of the surrounding countryside and linking Chinnor with nearby towns and villages.



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		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not 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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