



bonners & babingtons

Burgidge Way
Chinnor
Oxfordshire
OX39 4BF

Guide Price £425,000

A rarely available two-bedroom semi-detached home, ideally positioned within an exclusive development on the edge of Chinnor. The property combines contemporary living with a beautifully landscaped rear garden, which is notably larger than average and enjoys an exceptional degree of privacy and sunshine. Presented with a range of modern features throughout, this is an appealing home for those seeking a well-appointed property in a desirable village setting.

Ground Floor

The property is approached via a welcoming entrance hall with a convenient cloakroom. The modern kitchen is fitted with a comprehensive range of contemporary wall and base units, while the generous living/dining room provides an excellent space for both everyday living and entertaining. A useful storage cupboard and patio doors opening directly onto the rear garden further enhance this principal living space.

First Floor

The principal bedroom is a well-proportioned double bedroom, featuring fitted wardrobes and a beautifully appointed en-suite shower room. A further double bedroom is served by a stylish modern family bathroom.

Outside

To the side of the property, a private driveway provides parking for two vehicles, with a gate providing access to the rear garden. The garden is a particular highlight, enjoying a sunny and private aspect and having been thoughtfully landscaped by the current owners to create an attractive and versatile outdoor entertaining space. A useful storage room to the far end of the garden provides additional practicality, making this an exceptional outside space for both relaxation and entertaining.





CHINNOR

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).

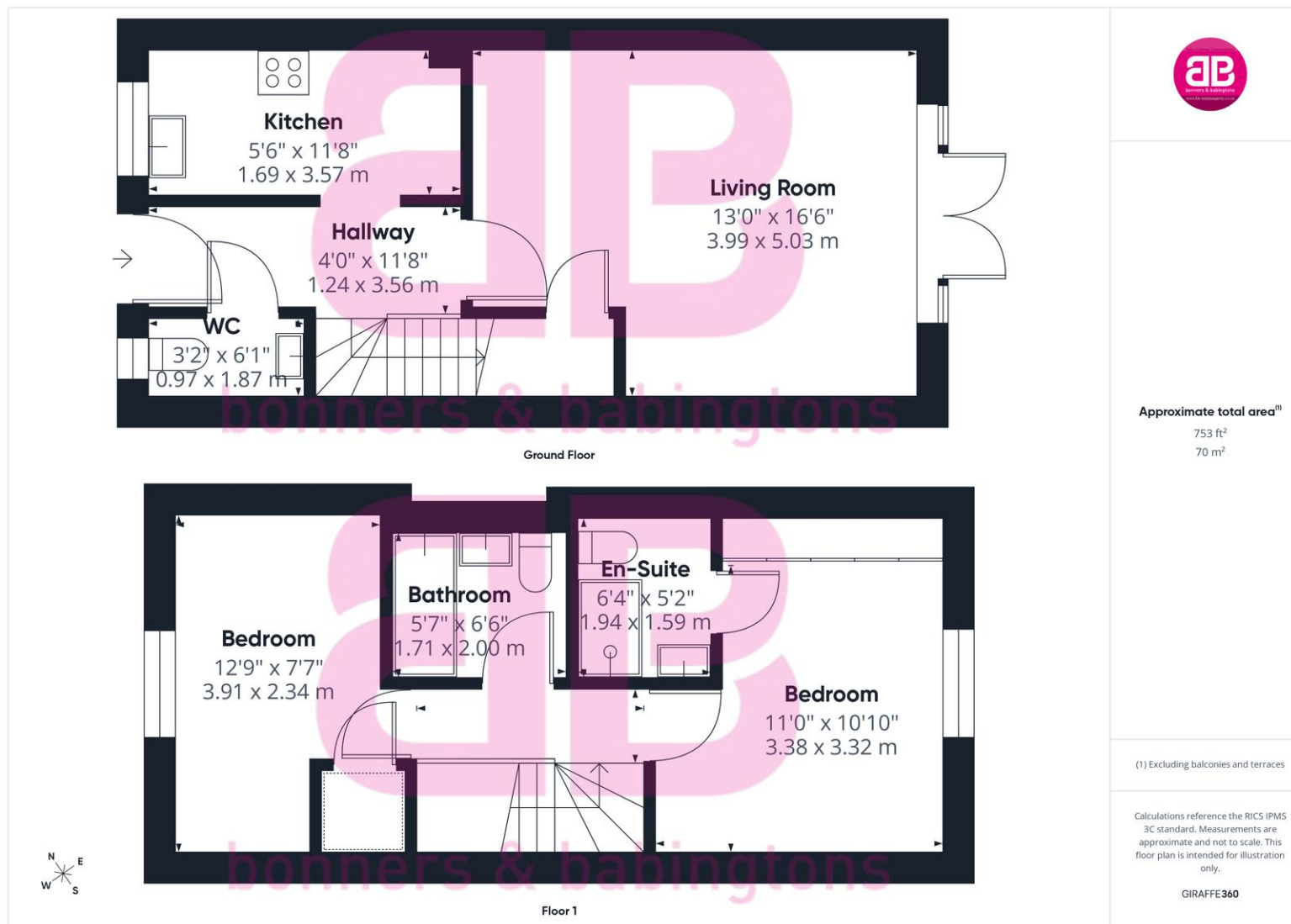


EPC Rating: B

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	92
B	81-83		
C	74-80		
D	69-73		
E	64-68		
F	55-63		
G	35-54		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A	87	95
B	81-86		
C	74-80		
D	69-73		
E	64-68		
F	55-63		
G	35-54		
Not environmentally friendly - higher CO ₂ emissions			



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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