



banners & babingtons

Church Lane
Chinnor

Church Lane
Chinnor
Oxfordshire
OX39 4PW

£795,000

Situated in a convenient position within Chinnor, this attractive chalet-style bungalow provides approximately 2,029 sq ft of versatile accommodation, with a well-considered layout that combines generous reception spaces with flexible bedroom accommodation. The property is particularly well suited to those seeking a home that can adapt to changing requirements, with further potential subject to the necessary planning consents.

A welcoming entrance hall provides access to the principal ground-floor accommodation. The ground floor features three reception spaces, including a comfortable sitting room, a separate dining room, and a well-proportioned kitchen/breakfast room. The kitchen is complemented by a useful conservatory, creating an additional space with a pleasant connection to the garden.

Also positioned on the ground floor are two bedrooms, providing excellent flexibility for family living, guests or those requiring single-level accommodation. A bathroom and further useful areas complete the ground-floor arrangement, while an integral garage provides valuable storage and practical convenience.

The first floor provides a more private bedroom suite, with two further bedrooms, both benefiting from adjoining walk-in wardrobe areas, together with a bathroom. This arrangement offers an excellent degree of separation between the bedroom accommodation and creates considerable flexibility for family members, guests or home working.

Externally, the property benefits from a particularly impressive south-west facing rear garden extending to approximately 148 ft, providing a generous and private outdoor setting. The garden incorporates a hobby room/workshop, which offers scope for use as a home office, studio or additional recreational space, together with a summerhouse and further paved area with potential for an additional outbuilding, subject to any required consents.

The property also offers potential for further accommodation, including the possibility of converting the existing garage, as well as scope for extension, with planning consent already in place for a rear extension. These plans can be viewed online.

Conveniently positioned approximately three minutes' walk from local amenities, the property is well placed for the facilities of Chinnor, while the nearby market town of Princes Risborough provides a broader range of shopping, leisure and transport facilities.





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).

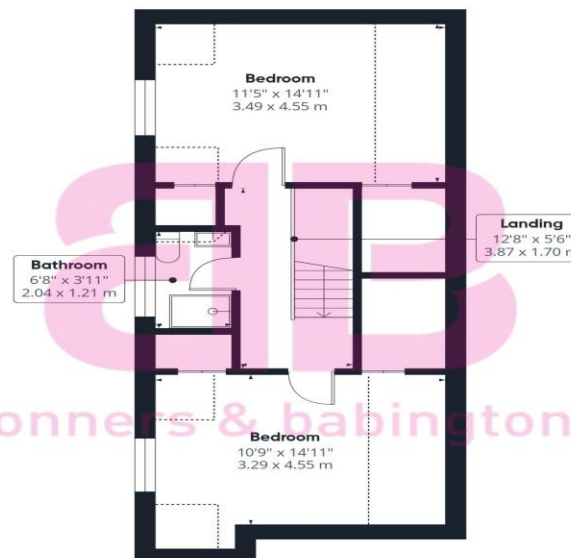
Tenure: Freehold

Council Tax Band: D





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1540 ft²
133.8 m²

Balconies and terraces

10 ft²
0.9 m²

Reduced headroom

122 ft²
11.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

chinnor@bb-estateagents.co.uk

