

bonners & babingtons

Chalkpit Lane
Chinnor
OX39 4DF

Guide Price £370,000

A beautifully presented and well-proportioned two bedroom property. Positioned within the Old Kiln Lakes development and offers fabulous countryside walks on your doorstep. Close to local shops and amenities. CHAIN FREE.

The property enters into a porch area with attractive stone flooring; there is a downstairs cloakroom and handy utility cupboard with plumbing for white goods and useful storage.

There is a glass door that opens into the spacious and bright open plan kitchen/reception room. The kitchen offers ample, modern waist and eye level units, integrated fridge freezer and slimline dishwasher, electric oven and gas hob. There is a sociable breakfast bar that leads to the reception area that has plenty of space for comfortable furniture and French doors out to the enclosed rear garden.

There are stairs up to the first floor and the two generous double bedrooms, both that benefit from fitted wardrobes and lots of light, with the master also boasting ensuite shower facilities. The family bathroom has a bath and overhead shower, vanity cupboard and heated towel rail. There is access to the boarded loft with ladder and lights on the landing.

Outside; The rear, south facing garden has an area of patio from the French doors for socialising and entertaining, the rest of the garden is laid to lawn with a useful shed at the bottom. There is a side gate giving access to the front of the property where there is allocated parking for one vehicle.

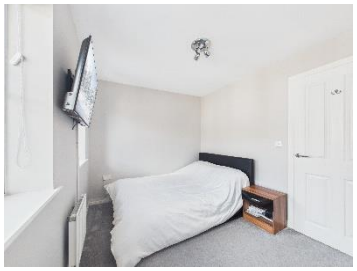
Other notable features: Gas central heating and double glazing throughout, EV charger, boarded loft.



















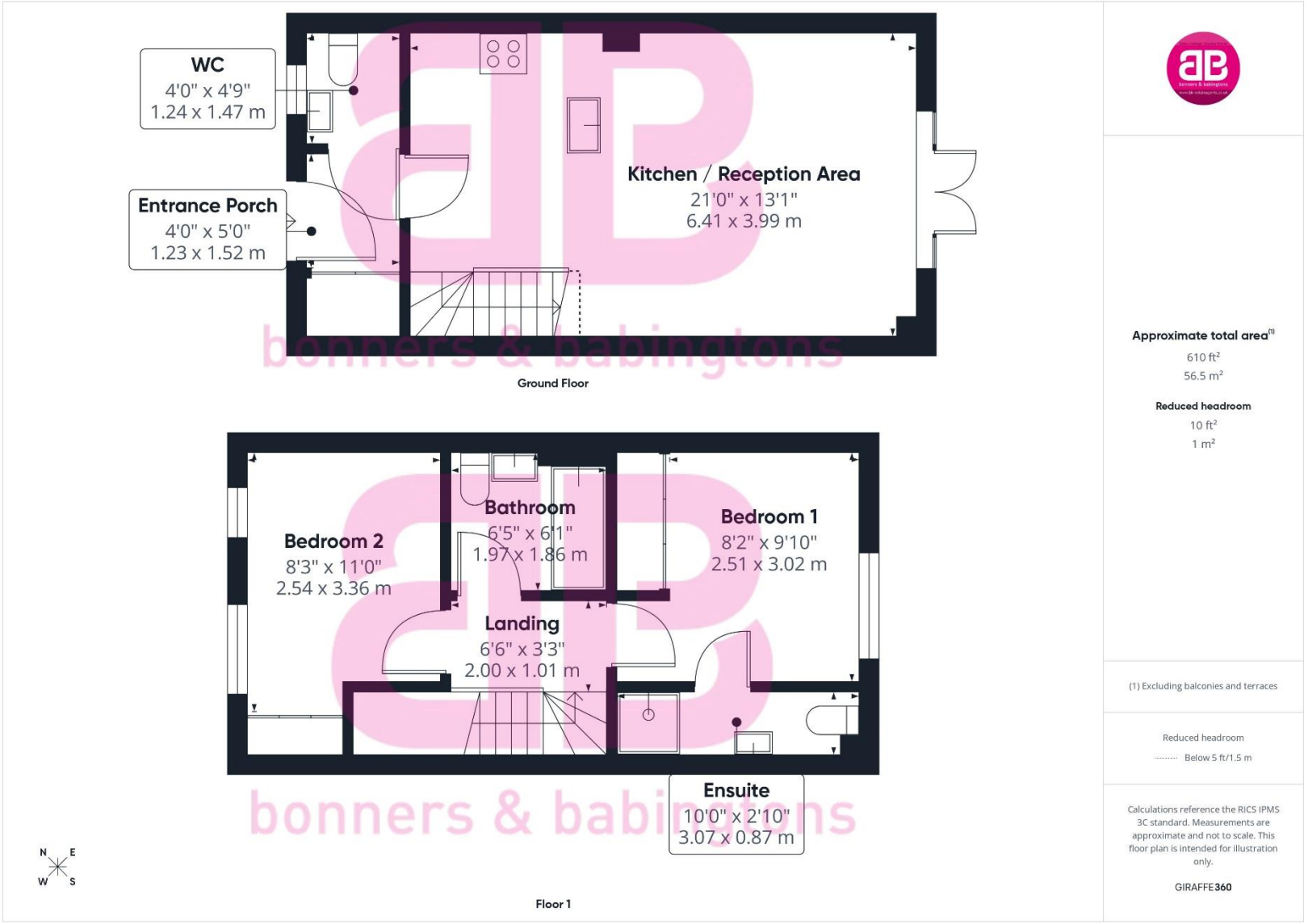
Location

Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckingha mshire 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
EPC to Follow



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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