

bonners & babingtons

Lingwell Close
Chinnor
Oxfordshire
OX39 4FR

Guide Price £550,000

An immaculately presented 3 bedroom detached property, built in 2018, with a detached garage and en-suite to the master bedroom. Situated in a quiet cul-de-sac in a residential location on the sought after `Oak Hill Park` development.

The property consists of a bright entrance hallway and downstairs cloakroom. Off the hallway is a dual aspect, light and airy living room. The kitchen provides ample eye and waist level storage units, a built in fridge freezer and space for white goods. The spacious kitchen dining room benefits from under stair storage and an open plan space for a snug area, with French doors open out to the rear garden, perfect for family living and entertaining and has karndean flooring throughout this space.

Upstairs there are three generous sized bedrooms, with the master boasting a modern ensuite with double size shower. Bedroom two and three offer views of the rear garden and comfortable space for a double bed and storage adjacent to the master is the family bathroom with a bath with overhead shower.

There is a good size rear garden which is private and is laid mainly to lawn and has a sociable patio area, ideal for alfresco dining. At the end of the garden there is a summer house with power and light. There is also a detached garage and driveway parking for 2/3 cars.

Other notable features: Gas central heating, combi boiler, double glazing throughout and the remainder of a 10 year NHBC warranty.



















Chinnor

Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckingham-shire borders.

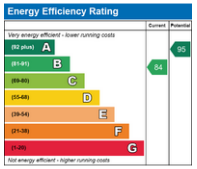
Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor`s surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams`s secondary school in Thame.

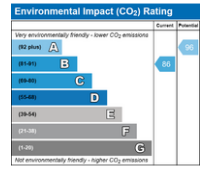
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

EPC RATING: B

Tenure: Freehold

Council Tax Band: E







Ground Floor



Floor 1

Approximate total area(1)

950 ft²

88.1 m²

(1) Excluding balconies and terraces

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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