
Orchard Cottage
Chinnor
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Orchard Cottage, Henton, Chinnor, Oxfordshire, OX39 4AE

OIEO £1,275,000

- Charming Period Home
- Four/Five Bedrooms
- Three Character Reception Rooms
- Impressive Sitting Room
- Specious Kitchen/Breakfast Room
- Self-Contained Annexe
- Triple Garage
- Generous Mature Gardens
- Desirable Rural Setting



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Henton

Henton is a pretty and peaceful hamlet set amid attractive countryside, enjoying beautiful views towards the surrounding landscape and the nearby Chiltern Hills. The area is particularly appealing to those who value a rural setting, with open countryside, established villages and an excellent choice of walking and riding routes close at hand.

A network of footpaths and bridleways can be found nearby, including access to the renowned Ridgeway and the Phoenix Trail. These provide wonderful opportunities for walking, cycling and exploring the surrounding countryside, making the location especially attractive to outdoor enthusiasts.

The Peacock Country Inn is within a short walk, providing a convenient nearby destination for dining and socialising.

Despite its peaceful rural position, Orchard Cottage is also well placed for access to nearby towns, local amenities and commuter connections.

The market town of Princes Risborough, approximately 3.5 miles away, offers a railway station with regular services to London Marylebone, with the fastest journeys taking around 40 minutes. Junction 6 of the M40 is approximately 5 miles away, providing convenient access to the motorway network.

The nearby village of Chinnor offers a useful range of everyday amenities, including shops, two primary schools, two doctors' surgeries and a library. Further facilities, independent shops and services are available in the attractive market town of Thame, approximately 6 miles away, whilst the historic city of Oxford is approximately 20 miles distant.

There is also a choice of independent schooling within the wider area, including St Teresa's in Princes Risborough, The Gateway in Great Missenden and Ashfold in Dorton.

The combination of a peaceful hamlet setting, attractive countryside, accessible amenities and convenient transport links makes Henton a particularly appealing location for those seeking a rural lifestyle without feeling isolated from the surrounding towns and commuter network.









Description

A beautifully renovated and characterful period cottage, sympathetically enhanced by the current owners to combine a wealth of original features with the comfort and convenience of modern living. Offering four bedrooms, three original beamed reception rooms, an impressive kitchen/breakfast room, a separate self-contained annexe, a recently constructed triple garage and mature gardens extending to approximately 0.6 of an acre, this is a truly special home in the heart of the picturesque hamlet of Henton.
The accommodation begins with an entrance porch, providing a welcoming introduction to this charming home and leading through to the principal reception areas. There are three original beamed reception rooms, each offering its own distinctive atmosphere.

The sitting room is a particularly inviting space, centred around a large open fireplace fitted with a log-burning stove.
The dining room is equally rich in character, with exposed brickwork and timber beams contributing to its traditional cottage ambience. Offering ample scope for a dining table and chairs, it provides a lovely setting for family meals, entertaining friends and special occasions.
A separate study offers valuable flexibility for those working from home, pursuing hobbies or simply requiring a dedicated space away from the principal living areas.
The sitting room leads through to the impressive kitchen/breakfast room, which has been enhanced by the installation of a newly fitted kitchen. The breakfast area offers an informal space in which to start the day, and the room provides a natural hub for day-to-day family life.
Beyond this is a delightful family room, with its own log-burning stove and double doors opening directly onto the garden, this room enjoys a wonderful connection with the outside and offers an ideal setting for relaxed family living, entertaining or enjoying the garden during the warmer months.
A further door opens into a spacious wet room, with a staircase leading up to the principal bedroom.

The first-floor accommodation is arranged in two distinct sections, reflecting the property's historic development and offering a particularly versatile layout.
The remaining three bedrooms are accessed from the original cottage and retain the character associated with a traditional period home, with pitched ceilings and exposed beams adding considerable charm and individuality.
The family bathroom is also situated within the original part of the house, complementing the traditional arrangement of the upper-floor accommodation.

A particularly valuable feature of Orchard Cottage is the separate annexe, which provides excellent self-contained accommodation. The annexe comprises a modern living and bedroom area, a kitchenette and a shower room. This versatile space is ideal for accommodating visiting family and friends, whilst also offering the potential to generate an additional income through short-term holiday lets.
Orchard Cottage occupies a particularly appealing position along a no-through road in the peaceful hamlet of Henton. Set back within its own grounds, the property enjoys an attractive sense of privacy and space, with a sweeping driveway leading to a parking area capable of accommodating several vehicles.
A recently built triple garage provides excellent additional facilities, whether for vehicle storage, workshop use or the needs of a purchaser with multiple vehicles and equipment. The garage also benefits from extensive storage space within the roof area, providing valuable additional capacity for keeping belongings and equipment neatly organised.

Principally laid to lawn and interspersed with several fine trees, the grounds offer a pleasing combination of open space, established greenery and a natural rural atmosphere. There is a gate at the end of the garden which provides direct access to local walks.











General Remarks and Stipulations

Tenure
Freehold

Services

EPC Rating
E

Local Authority
Oxfordshire

Post Code
OX39 4AE

Viewing
Strictly by appointment with Bonners & Babingtons

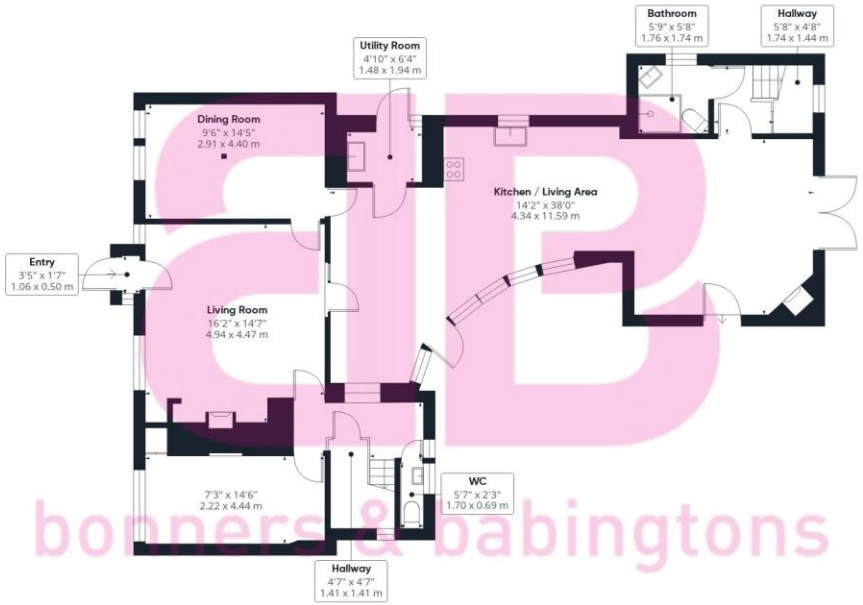
Fixtures and Fittings
Via seperate negogiations



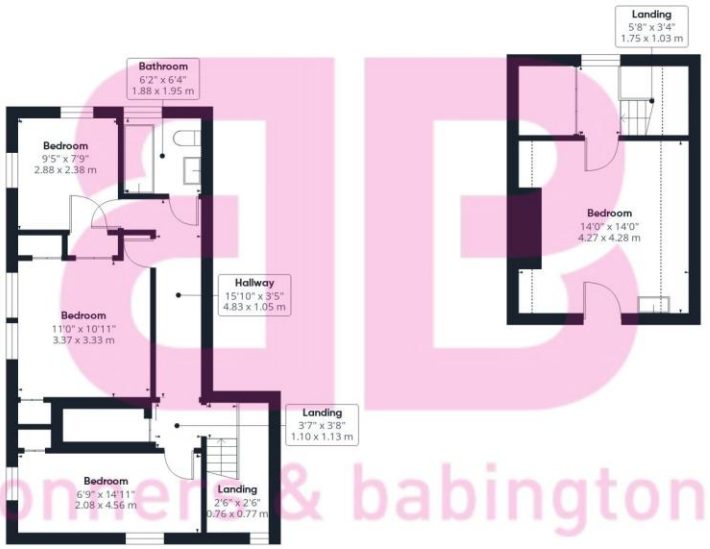
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area(1)

2705 ft²
242.2 m²

Reduced headroom

48 ft²
4.5 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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