



bonners & babingtons

Flint Hollow  
Chinnor

# Flint Hollow, Chinnor, Oxfordshire, OX39 4JT

Offers in Excess of: £550,000

Fantastic opportunity to acquire this 4 bedroom detached property with a garage, located on a quiet cul-de-sac in the popular village of Chinnor. The property lends itself to modernisation and extension (STPP), to create a sizeable family home. NO ONWARD CHAIN.

The property consists of: Entrance hallway with room for shoes and coats which leads into the dining room with a sliding door into the garden. The spacious living room is light and airy due to the large windows at the front of the property and a sliding door to the front garden. The kitchen lends itself to customisation and improvements and overlooks the rear garden. Additionally there is a separate utility room with plumbing for white goods, which leads on through to the downstairs cloakroom.

Upstairs there are 4 good size bedrooms 3 that benefit from built in wardrobes. There is also a family bathroom with shower over the bath.

## Outside

There is a large rear garden, predominantly laid to lawn, with a patio area, ideal for alfresco dining. The garden is private and is boarded by mature trees and shrubs. To the front of the property there is driveway parking for 3 vehicles, and a front garden, which could easily be changed to create more parking space if required. There is also front and rear access to the garage.

Other notable features include gas central heating, double glazing throughout, loft space.





## Location- Chinnor

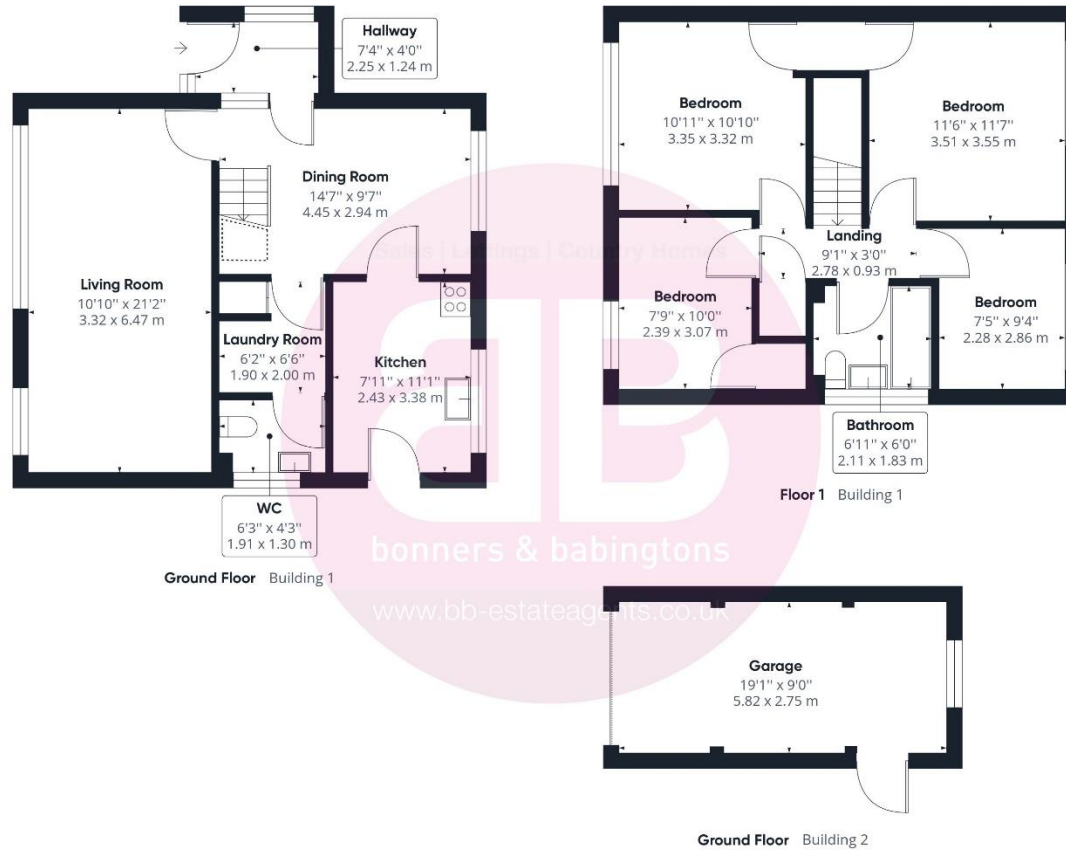
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two 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).

Council Tax Band: F

EPC – TBC





**Approximate total area<sup>(1)</sup>**

1269.83 ft<sup>2</sup>  
117.97 m<sup>2</sup>

**Reduced headroom**

14.10 ft<sup>2</sup>  
1.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**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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