



bonners & babingtons

Hillside View  
Chinnor

ab  
01844 3  
FOR

# Hillside View Chinnor OX39 4DE

Guide Price: £700,000

A 5 bedroom detached family home, uniquely positioned on a no through road, directly overlooking the Old Kiln Lakes and Chiltern Hills offering fabulous views and lovely countryside walks.

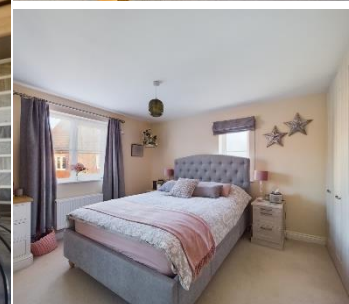
The property is laid out over three floors and consists of: entrance hall where all rooms lead from. To the front of the property is a study/playroom although currently used a spacious coat and boot room. The dual aspect reception room is a bright and sunny room with beautiful views over the Chiltern Hills through the attractive bay window.

The kitchen/diner really is the heart of the home, a great place to socialise with friends, or simply for the family to gather at the end of the day. The well equipped kitchen has ample eye and waist level storage units with integrated fridge/freezer and double ovens. The kitchen overlooks the the available countryside views and has French doors opening into the South facing garden. There is a separate utility room with space for white goods, a sink and a door to the side of the property taking you to either the garden or the front of the property, making this the perfect entrance for mucky dogs or children. There is also a downstairs WC.

On the 1st floor there are good size bedrooms, two are ensuite and a family bathroom. The dual aspect master bedroom boasts his and hers fitted wardrobes, a dressing area and a spacious ensuite shower room.

On the 2nd floor there are two further bedrooms and a shower room, this could be a great teenage den or guest rooms!





### Outside

The enclosed South facing rear garden is laid mainly to lawn with a sociable patio area and access to the garage and side of the property.

The garage has power and lights and there is private off road parking.

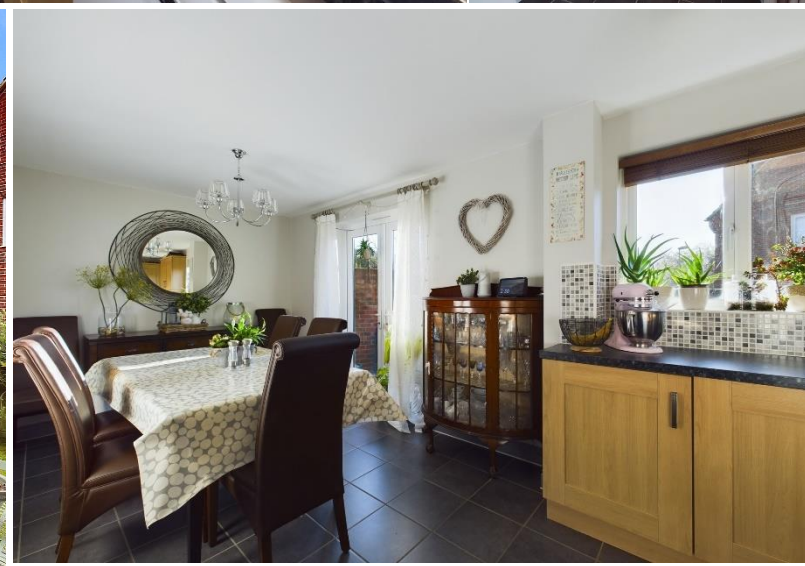
### Location

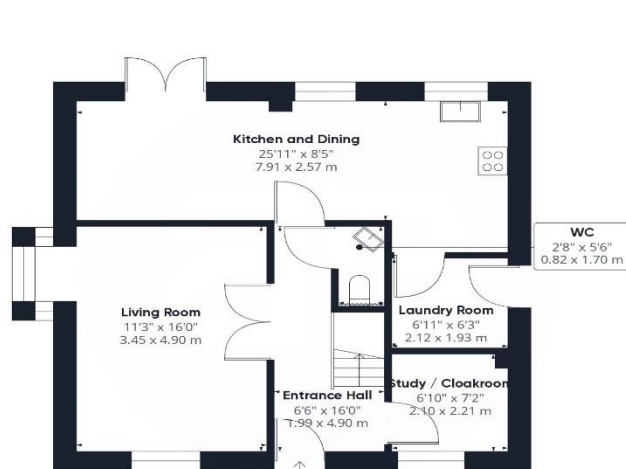
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

Chinnor quarry /old Kiln Lakes Circular is a 3.9k loop trail that features a lake and provides an unmarked, reasonably sized nature walking area which skirts the abandoned quarry workings. The trail is primarily used for hiking, walking, nature trips, and bird watching.

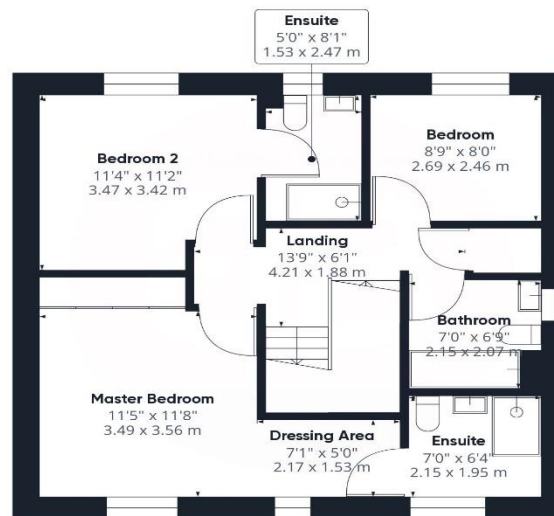
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

EPC RATING B

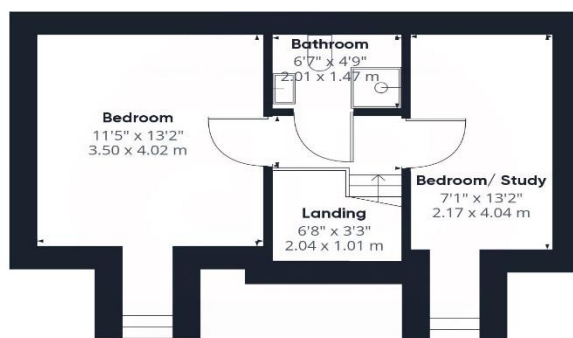




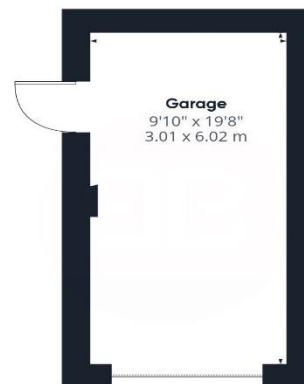
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1793.5 ft<sup>2</sup>  
166.62 m<sup>2</sup>

**Reduced headroom**

0.48 ft<sup>2</sup>  
0.04 m<sup>2</sup>

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.

GIRAFFE360

**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

Robert House, 19 Station Road,  
Chinnor, Oxfordshire OX39 4PU

01844 354554

www.bb-estateagents.co.uk

