



bonners & babingtons

Fox Cover  
Chinnor



# Fox Cover Chinnor OX39 4TH

**Offers in Excess of: £400,000**

Beautifully maintained 3 Bedroom semi detached property situated at the end of a quiet cul de sac, with a recently landscaped south facing garden and converted garage offering versatile living space. Close to local shops, amenities and excellent transport links.

The property comprises: entrance hall where all rooms lead from. The Kitchen has ample waist and eye level storage cupboards, electric double oven and gas hob, plenty of surface area for kitchen preparation, a large storage/larder cupboard and back door access to the outside.

The former garage has been successfully converted into a large utility area with a modern cloakroom and plumbing for white goods. This area could be remodelled to create a larger kitchen if desired.

The living/dining area is bright and airy with a comfortable seating area, generous dining space, French doors to the enclosed, rear, south facing garden and stairs to the first floor. Leading off the upstairs landing area, are the three bedrooms; two of which are similar in size, with the master benefitting from built in wardrobes. The previously converted bathroom is a generous size, with a luxury deep bath, separate walk in shower and heated towel rail.

## **Outside:**

The sunny, south facing garden, was landscaped to create a sociable outdoor space, perfect for relaxing or entertaining. With tastefully laid stone patio that leads out from the French doors, providing a lovely area for barbecuing and dining. The rest of the garden has been raised and includes wooden decking that houses a smart out building and leads to the remaining lawn area and raised flower beds.

The front of the property has parking for two cars and side, gated access to the garden.







Other notable features include: Part boarded loft with pull down ladder, gas central heating, double glazing throughout, potential to modernise further.


### Location

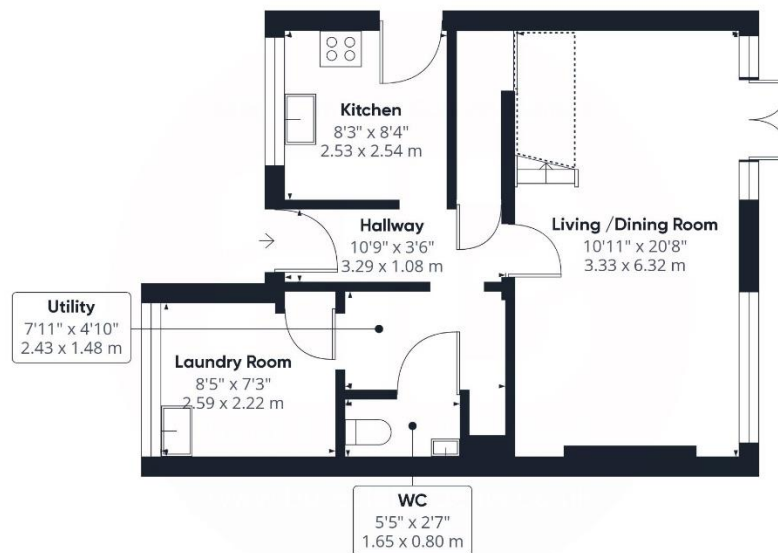
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two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

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 D



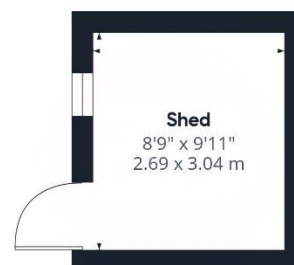
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>m</sup>**

980 ft<sup>2</sup>

91.05 m<sup>2</sup>

**Reduced headroom**

18.7 ft<sup>2</sup>

1.74 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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