



bonners & babingtons

Cleavers
Chinnor

Cleavers Chinnor OX39 4TA

Guide: £425,000

An immaculately presented 3 bedroom semi detached property with garage, offering great potential to extend. Situated within a small and quiet cul de sac close to local shops and amenities, well regarded schools and lovely countryside walks along the Driftway on your doorstep.

The property consists of: an entrance porch with plenty of space for coats and shoes, leading to the main hallway. The spacious but cosy reception room is semi open plan to the family kitchen/diner with sliding doors to the garden.

The kitchen/diner has ample eye and waist level storage units, integrated dishwasher and wine cooler, plumbing for white goods and a useful understairs cupboard.

Upstairs there are three bedrooms all with useful storage space and a modern bathroom, with P shaped bath and overhead shower, vanity unit and heated towel rail.

Outside

The pretty east facing garden is as immaculate as the house, with a sociable patio area, colourful beds and borders and side access to the front of the property. The property benefits from an attached garage with power and lights and a smart resin driveway for two cars.

The garage could be converted subject to planning into living accommodation, either single or two storey extension as other neighbours have already done.





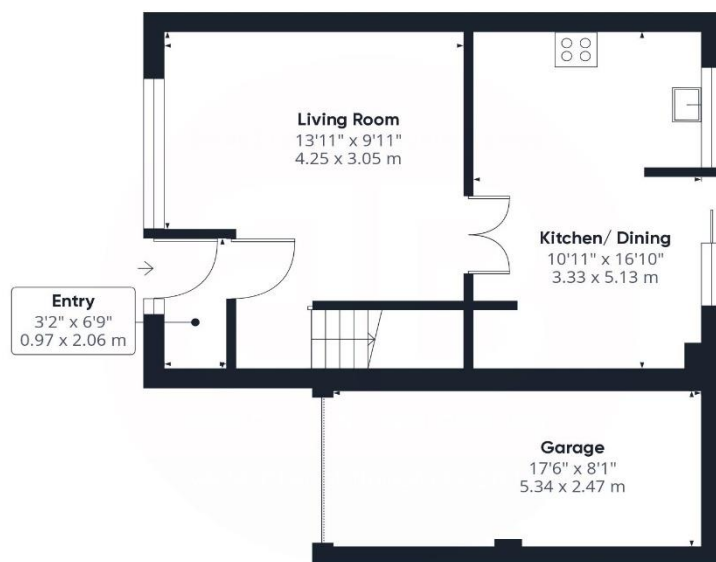
Other notable features include: Gas central heating, double glazing throughout, combi boiler and a part boarded loft.

Location

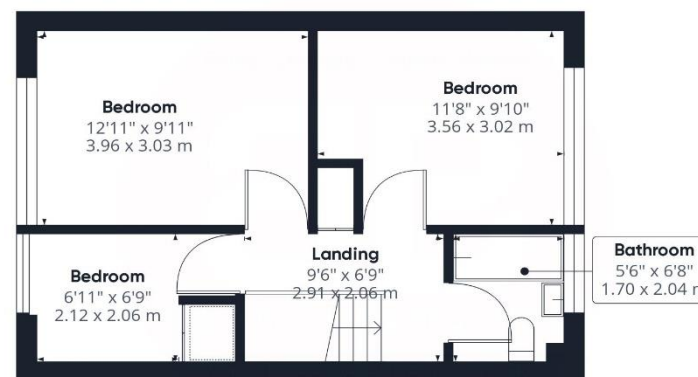
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

953.21 ft²
88.56 m²

(1) Excluding balconies and terraces

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

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