



Holliers Close
Sydenham

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An immaculately presented and extended 3 bedroom detached bungalow with garage & outbuildings, finished to a very high standard. Occupying a corner plot within a quiet cul de sac location, with stunning countryside views and walks.

16 Holliers Close, Sydenham, Chinnor, Oxfordshire, OX39 4NG

Guide Price £800,000

- 3 Bedroom Detached Bungalow
- Stunning Countryside Views
- Garage & Out Buildings
- Fabulous Kitchen/Diner with Bi-Fold Doors to the Garden
- Spacious Dual Aspect Reception Room with Wood Burning Stove
- Master Bedroom with Ensuite
- Luxury Family Bathroom
- South Facing Wrap Around Garden
- Home Office
- Corner Plot within Quiet Cul de Sac



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

01844 354554

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Location

The picturesque South Oxfordshire Village of Sydenham is situated at the foot of the Chiltern Hills and is surrounded by beautiful countryside with lovely walks and rides. Within the village, there is a popular pub, a church and a preschool. For day to day shopping, recreation and schooling, Chinnor is about a mile away. Further amenities can be found in Thame, which is situated about 2½ miles north of Sydenham and offers schools at all levels, including Lord Williams School, Sports Clubs and a Leisure Centre. There is a choice of supermarkets, including Waitrose, Marks & Spencer and Sainsbury, a wide variety of stores, restaurants, cafés and pubs and a weekly market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital. More comprehensive facilities can be found in Aylesbury, High Wycombe and Oxford, about 12, 14 and 15 miles away, respectively.

Excellent transport links in the form of the M40 (J6) and mainline Railway from Princes Risborough to London, Marylebone are both within 5 miles. Chinnor (1 mile) has good everyday shopping facilities and the historic market town of Thame (3 miles).



Description

The property consists of: Entrance hallway with built in storage for coats and shoes, that leads to the main hallway where all rooms lead from. There are two further useful storage cupboards, one with plumbing for a washing machine.

The real heart of the home is the fabulous dual aspect kitchen/diner, an inviting space to entertain friends or simply for the family to gather at the end of a busy day. The well appointed and stylish Wren kitchen has ample eye and waist level storage units, Corian work tops, sociable breakfast bar, integrated dishwasher and wine cooler, space for an American fridge/freezer, electric Velux windows and bi-fold doors to the garden.

Double doors from the kitchen take you to the spacious dual aspect reception room, also with bi-fold doors, a cosy wood burning stove and views of the surrounding farmland from each window.

The property offers three double bedrooms, with the dual aspect master bedroom boasting a bank of built in wardrobes, French doors to the garden and ensuite bathroom with P shaped bath and overhead shower, heated towel rail and vanity unit.

The remaining bedrooms also offer built in wardrobes and the added potential to extend fully or partially into the adjoining garage, where planning permission was previously granted.

There is also a modern luxury family bathroom, with bath, separate shower and heated towel rail.



Outside

The private east and south facing wrap around garden is laid mainly to lawn with various seating options, and the enviable backdrop of surrounding farmland and the Chiltern Hills. There are also two out buildings, providing an insulated home office with power, lights and a view and the other a workshop and separate storage area which could have many different uses. There is also side access to the front of the property.

To the front of the property is space for numerous vehicles and a garage with power and lights.

Other notable features include: gas central heating, double glazing throughout, modern combi boiler and part boarded loft with light and pull down ladder.



General Remarks and Stipulations

Tenure

Freehold

EPC Rating

C with B Potential

Local Authority

South Oxfordshire District Council

Viewing

Strictly by appointment with Bonners & Babingtons

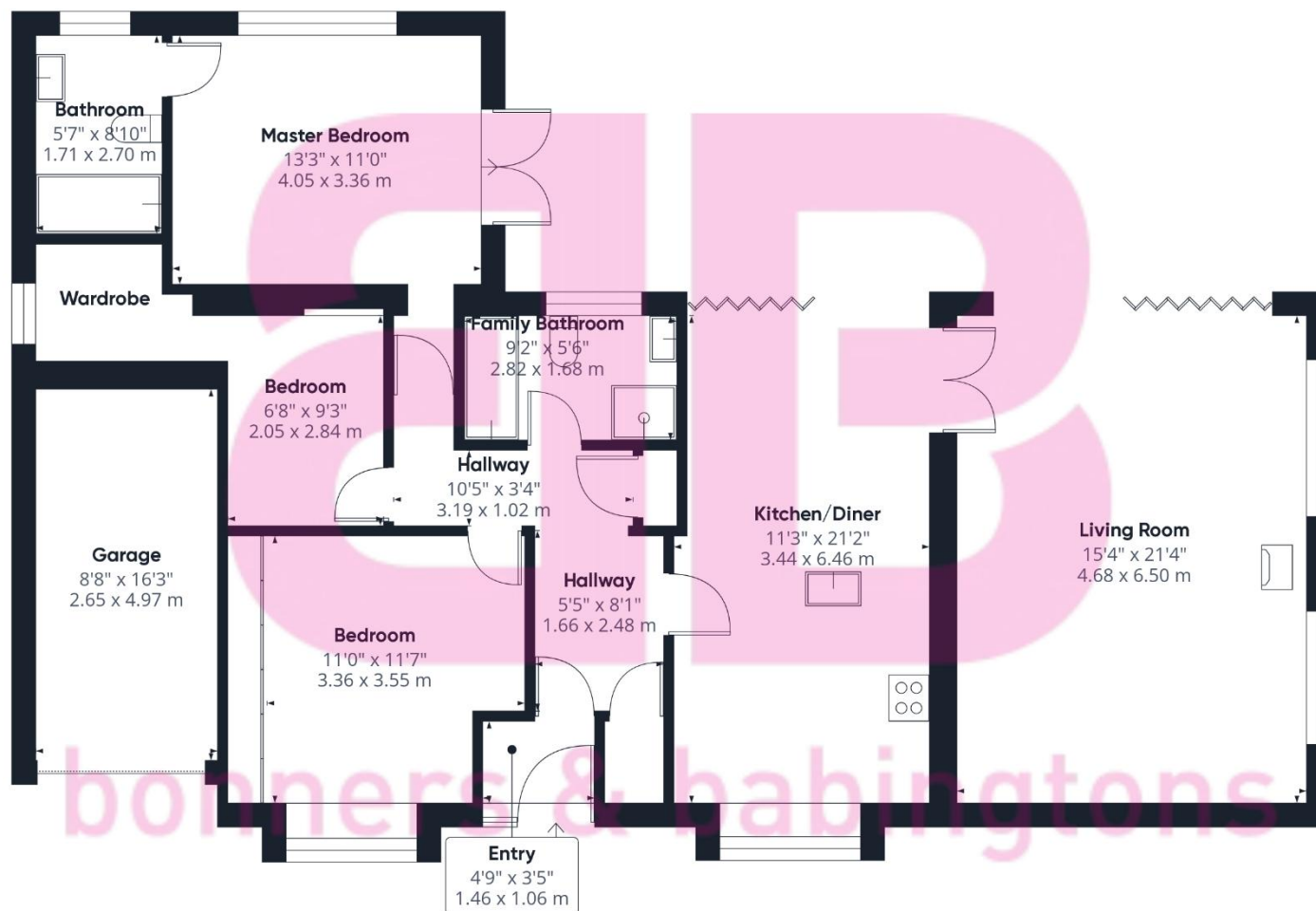
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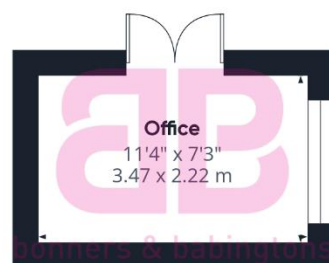
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Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾
1574.45 ft²
146.27 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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