



bonners & babingtons

Upper Field  
Chinnor  
OX39 4JW

Guide Price £490,000

3 Bedroom semi detached property with a spacious kitchen/diner, 2 bathrooms and a large garden outbuilding. Potential loft extension. Situated within a small cul de sac, close to schools, local shops & amenities. CHAIN FREE

The property consists of: entrance porch with space for coats and shoes, and a door to the modern shower room with WC.

The spacious reception room is a cosy and bright area with many seating options to accommodate family and friends. There is also a useful understairs cupboard for further storage and a space for a tumble dryer.

The kitchen/diner really is the heart of the home, a great place to socialise or simply for the family to gather at the end of a busy day.

There are ample eye and waist level storage units, double ovens, plumbing for white goods and sliding doors to the pretty garden.

Upstairs

There are two good size double bedrooms, both with built in wardrobes and a further single bedroom.

There is also a family bathroom, with P shaped bath and overhead rainfall shower, vanity unit and heated towel rail.

The property holds potential to create additional accommodation by using the current hallway cupboard to extend into the loft.

Outside

The enclosed East facing rear garden is laid mainly to lawn, with various seating areas to capture the sun or the shade, and a sizable timber outbuilding, with power and lights, offering many uses such as a home office, craft room or teenage den.

The property benefits from 2 allocated parking spaces and EV charging point.





**Other notable features include;** solar panels and 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).

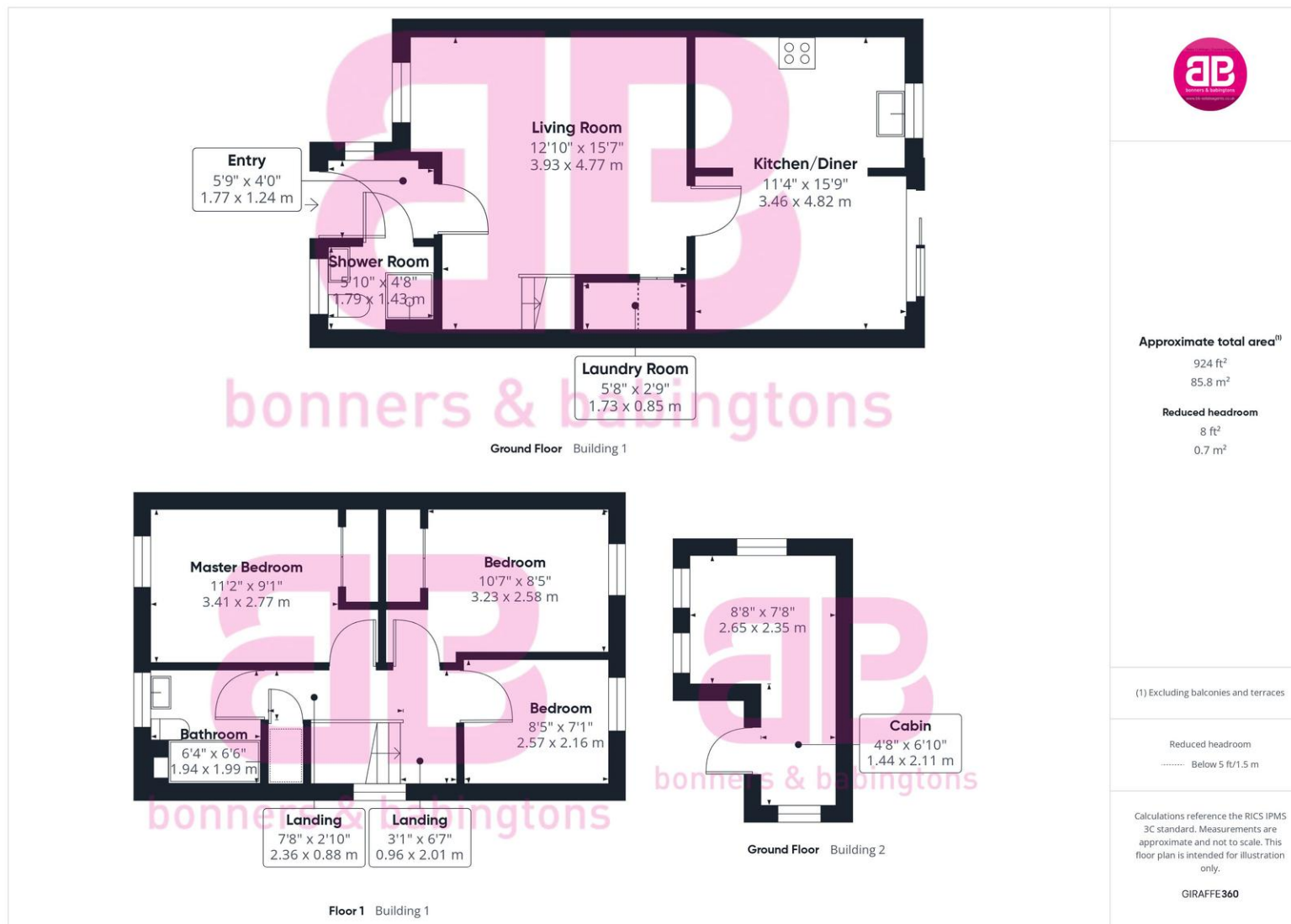
Council tax band D



| Energy Efficiency Rating                    |       | Current | Potential |
|---------------------------------------------|-------|---------|-----------|
| Very energy efficient - lower running costs |       |         |           |
| A                                           | 89-95 |         |           |
| B                                           | 81-88 |         |           |
| C                                           | 69-80 |         |           |
| D                                           | 55-68 |         |           |
| E                                           | 49-54 |         |           |
| F                                           | 39-48 |         |           |
| G                                           | 31-38 |         |           |
| Not energy efficient - higher running costs |       |         |           |
|                                             |       | 74      | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |        | Current | Potential |
|-----------------------------------------------------------------|--------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |        |         |           |
| A                                                               | 35-45  |         |           |
| B                                                               | 46-55  |         |           |
| C                                                               | 56-65  |         |           |
| D                                                               | 66-75  |         |           |
| E                                                               | 76-85  |         |           |
| F                                                               | 86-95  |         |           |
| G                                                               | 96-105 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |        |         |           |
|                                                                 |        | 73      | 78        |



#### 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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