



Crowell  
Chinnor

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bonners & babingtons



This beautifully presented 3-bedroom country house is a truly special find for anyone searching for a unique property match. The brick and flint exterior of this 1860's former farmhouse invites you in to its warm and characterful interior, previously renovated and modernised throughout but retaining quirky charm. Situated in a quiet hamlet right on the doorstep of the stunning Ridgeway walks.

**Crowell, Chinnor, Oxfordshire, OX39 4RR**

**Guide Price £750,000**

- Unique Character Property
- 3 Double Bedrooms
- Master With Ensuite Facilities
- 2 Additional Bathrooms
- 3 Reception Rooms
- Wood Burning Stoves
- Fabulous Bespoke Kitchen
- EV Charger
- Quiet Countryside Location
- Stunning Walks Nearby



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PROTECTED**



## Crowell

Crowell is a picturesque hamlet nestling at the foot of the Chiltern Hills and surrounded by open countryside but is within close proximity to Chinnor, Thame, Watlington and Princes Risborough.

There are excellent road and rail links to Oxford, High Wycombe, London and Birmingham with mainline railway stations at Princes Risborough and Haddenham both with a regular service to London Marylebone. The village boasts a community church.



## Description

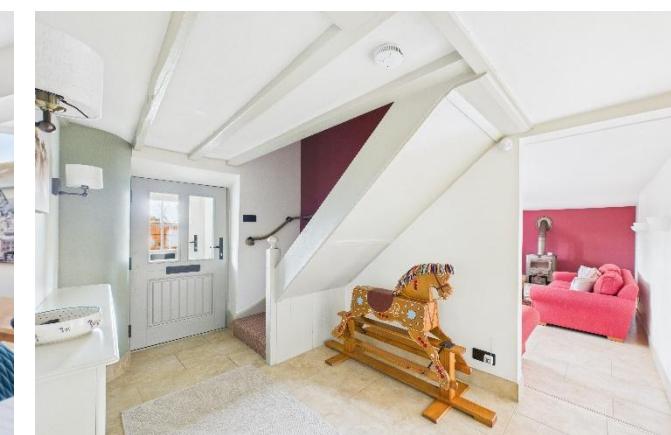
The property enters into a useful porch for muddy shoes and boots and then further into the tiled hallway where all rooms and stairs to first floor lead from. The main reception room is both bright and cosy, with windows over the front and a wood burning stove for cosy nights in. To the other side of the hallway is a second reception room, currently used as home office but would be a great snug or teenage den, this too has a wood burning stove and boasts a dual aspect, original wood beams and flooring.

The real heart of the home is the fabulously designed kitchen, fitted to a high specification and offering bespoke wooden units, granite worktops, central circular butchers block island with curved units below and space for stool seating, integrated dishwasher and fridge freezer, electric range cooker and a coveted pantry cupboard. There is an adjoining dining room via an opening, with glass roof, offering an intimate space for entertaining or a place to chat with family whilst cooking and unwinding at the end of a busy day.

From the kitchen is a useful utility area, discretely positioned behind cupboard doors, there is access to the modern downstairs shower room and a back door to the rear enclosed courtyard.

Upstairs is as immaculately presented as the downstairs and comprises of: 3 double bedrooms, with the master being generous in size and has ample space for wardrobes and side furniture. There is a contemporary sink unit on the far wall and behind, is a walk-in ensuite shower room, featuring a rainfall shower, toilet and heated towel rail. Bedroom 2 benefits from fitted oak wardrobes to both the north and south walls and the 3rd bedroom has a feature-stained glass window in the door. The family bathroom has a freestanding roll top bath, fitted vanity cupboards and a vintage style heated towel rail.

Outside: The secluded front garden is mainly laid to lawn and has a short path leading to the workshop with power and lights. In summer, the garden offers an abundance of colour, fragrance and texture from the mature borders, shrubs and trees and is a quiet spot to sit and relax. There is side access to the rear south westerly courtyard that is a completely private secret walled garden, the perfect place for enjoying the evening sun and unwinding in. There is a useful storage shed and back door access to the property. At the front there is a pedestrian gate and steps down to the driveway parking which has an EV charging point. From here is a short stroll to start of the Ridgeway countryside walks.





### General Remarks and Stipulations

#### Tenure

Freehold

#### EPC Rating

E

#### Local Authority

South Oxfordshire District Council

#### Features

Modern oil central heating, underfloor heating downstairs, double glazed windows and fully insulated loft

#### Viewing

Strictly by appointment with  
Bonners & Babingtons

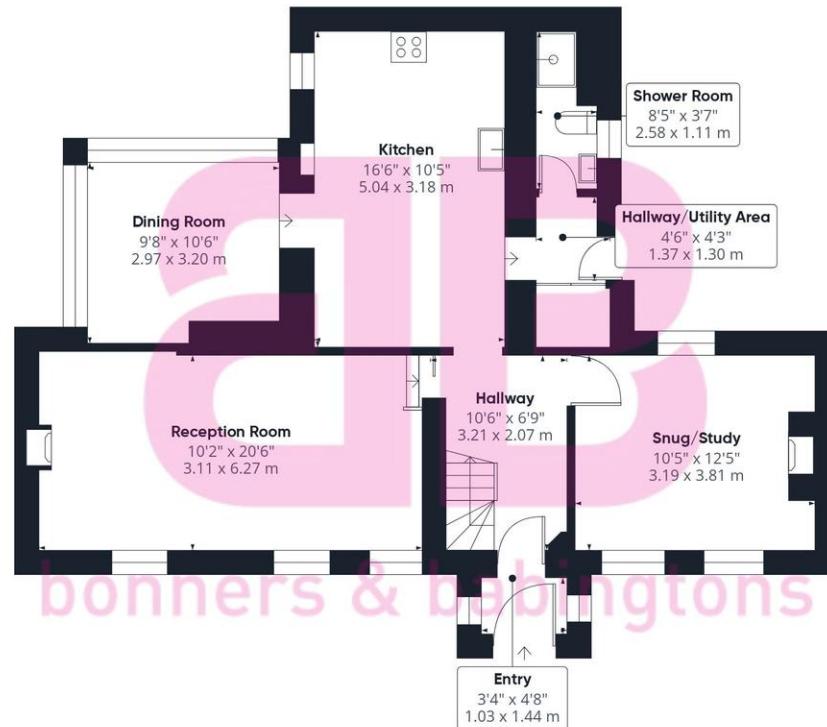
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Ground Floor Building 1



Floor 1 Building 1

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

1380 ft<sup>2</sup>  
128.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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