



Leyburne Gardens
Chinnor

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BONNERS & BABINGTONS OFFER - A fabulous 4 bedroom detached family home, recently constructed offering well proportioned rooms with stylish contemporary interior situated in a quiet close in the highly regarded village of Chinnor benefiting from excellent transport links. NO UPPER CHAIN

20 Leyburne Gardens
Chinnor
Oxfordshire
OX39 4EL

Guide Price £650,000

- Contemporary 4 Bedroom Detached Family Home
- Quiet Cul De Sac Location
- Fabulous Open Plan Kitchen/Diner
- Reception Room with Bi Fold Doors to the Garden
- Study
- 2 Ensuite Shower Rooms & Family Bathroom
- Downstairs Cloakroom
- Ample Off Road Parking
- Carport
- Close to Local Shops & Amenities
- Excellent Transport links
- Remaining LABC Warranty



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

01844 354554

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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).



Description

A fabulous detached family home constructed in 2018 offering a stylish contemporary interior, with well proportioned rooms situated in a quiet close in the highly regarded village of Chinnor, boasting 'Outstanding' rated school and excellent transport links.

The property benefits from the remainder of a 10 year LABC warranty and is sold with NO UPPER CHAIN.

The accommodation is set over 3 floors and briefly comprises of; entrance hallway, cloakroom and study.

The well appointed kitchen/diner is the real heart of the home, perfect for socialising or simply for the family to gather with Quartz work tops, superb middle island with breakfast bar and storage, instant hot tap, integrated dishwasher, fridge/freezer, washing machine, dryer, double oven including steam oven, pull out pantry cupboard and French doors to the rear garden.

The living room is open plan Bi-Fold doors opening onto the rear entertaining terrace and garden. There is a multi zoned underfloor heating system to the ground floor

On the first floor are 3 double bedrooms, 2 with ensuite shower rooms and lovely principle bathroom with bath and overhead shower. The second floor boasts a large double bedroom with area suitable for a walk in wardrobe, eaves and loft storage, 2 electrically operated Velux windows and a cloakroom, this room could be a idea teenage den.



Outside the enclosed South facing rear garden offers a good degree of privacy with paved patio ideal for alfresco dining. There is side access and a hot and cold tap to front of property with power point. Parking is provided at the front for 4 cars using the plastic gridlock system under the grass, plus an extra long carport, with lights and power, with full height storage above.

Other notable features include; Gas central heating, LABC warranty, Cat 5e throughout and Oak doors.



General Remarks and Stipulations

EPC Rating
B

Local Authority
South Oxfordshire District Council

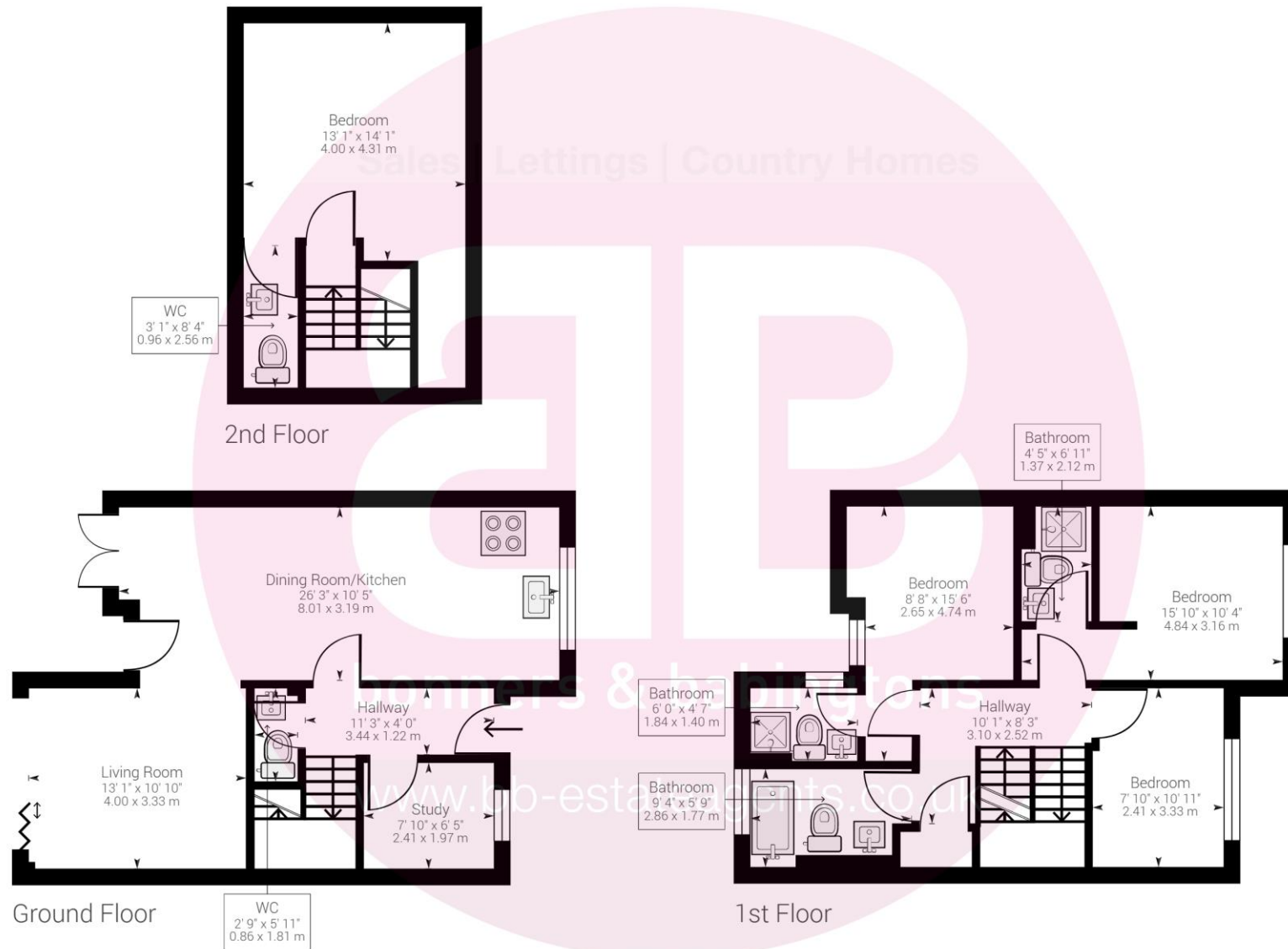
Viewing
Strictly by appointment with Bonners & Babbington

Tenure
Freehold

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Approximate net internal area: 1359.54 ft² / 126.31 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



