

Chinnor

9 Riders Way | Chinnor | Oxon | OX39 4TQ



Price £485,000

ACCOMMODATION

An extended 4 bedroom family home
Spacious and flexible accommodation
Well appointed sitting room to the front
Open plan kitchen / dining room
Family room / bedroom 5 & utility room
Main bedroom with en suite shower room
Two further double bedrooms & one single
Family bathroom with white suite
Fully enclosed rear garden with patio area
Driveway parking for three cars



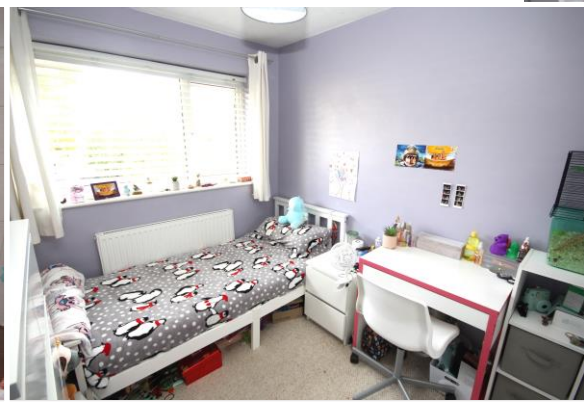
A well presented and extended 4/5 bedroom semi detached family home offering spacious and flexible accommodation and within easy reach of local amenities. The property is entered via the entrance porch with door opening to the sitting room with front aspect. This room opens into the open plan kitchen/ dining room with the kitchen having a range of wall and base units with built in oven and gas hob, integrated dishwasher & wooden surfaces. There is wooden flooring with underfloor heating throughout this area.



From the kitchen there is a door opening to the utility room with storage cupboards and door to garden and separate cloakroom. The garage has been converted to create a good sized family room / bedroom 5. On the first floor the main bedroom benefits from an en suite shower room with walk in shower and underfloor heating. There are two further double bedrooms and a single bedroom as well as a family bathroom with white suite and underfloor heating. Externally the rear garden is fully enclosed with patio area immediately to the rear and further raised decking area at the bottom of the garden whilst the remainder is mainly laid to lawn with large shed to the side of the house and driveway parking to the front for three cars

KEY FEATURES

- A spacious and extended 4 / 5 bedroom family home within Chinnor
- Within easy walking distance of local amenities and primary schools
- Offering further scope to remodel the ground floor accommodation
- Local shuttle service to Princes Risborough Railway Station for commuters
- Wide range of activities for residents with popular village centre
- Close to the stunning Ridgeway with network of footpaths and bridleways
- Please call Colombs to arrange a suitable time to view on 01844 214421



CHINNOR

From the period High Street to its new development Chinnor offers a broad range of housing with comprehensive local amenities including local shops, doctor's surgery, post office, hairdressers, butchers, public houses and local restaurants and a thriving active local community with a well-supported village centre.

Chinnor is situated at the foot of the Chiltern Hills with the Ridgeway path running close by and the former railway which today is used occasionally by Chinnor Steam Trains. On the edge of the border of Buckinghamshire and about 4 miles from the thriving picturesque market town of Thame were more comprehensive shopping and recreation facilities can be found. There are a comprehensive network of footpaths and bridleways along the Ridgeway and surrounding villages.

There are two well respected local primary schools within the village; St Andrews and Mill Lane which are in the local catchment area for the renowned Lord William's School in Thame and Chinnor has a bus service for students.

Local Authority – South Oxfordshire District Council

Council Tax - D

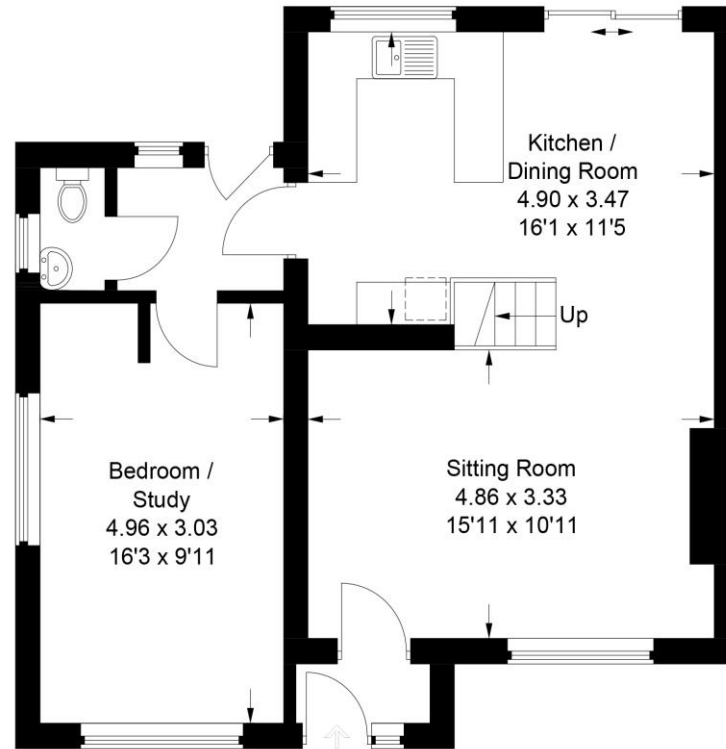
EPC - C

9 Riders Way

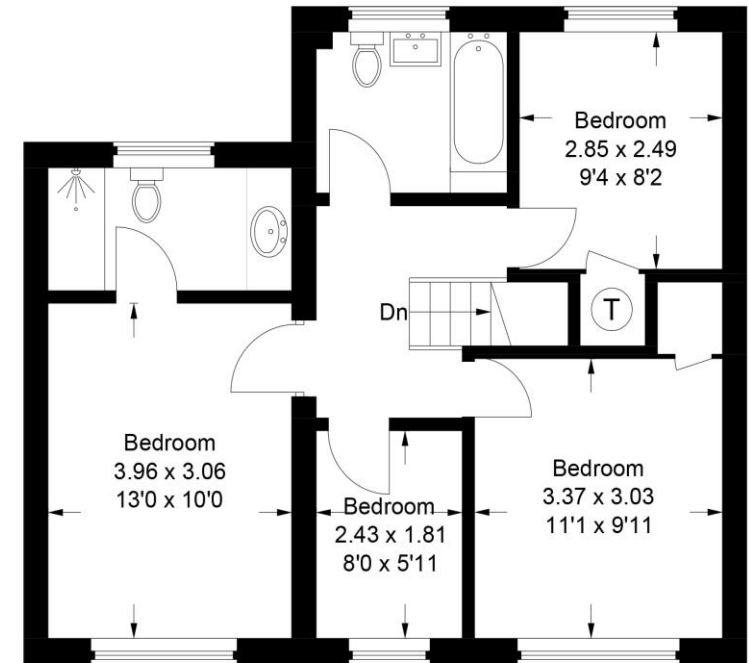
Approximate Gross Internal Area
Ground Floor = 59.4 sq m / 639 sq ft
First Floor = 54.1 sq m / 582 sq ft
Total = 113.5 sq m / 1,221 sq ft



= Reduced head height below 1.5m



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Colomb's



1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

www.colombs.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.