

# Chilton

2 Hill View | Thame Road | Buckinghamshire | HP18 9LL





Price £595,000

## ACCOMMODATION

Entrance porch with wooden front door  
Reception hallway with cloakroom  
Spacious L shaped living / dining room  
Contemporary kitchen / breakfast room  
Main bedroom, 2 further double bedrooms  
Newly fitted bathroom with shower cubicle  
Well appointed detached double garage  
Potential for annexe subject to planning  
Ample driveway parking for 4/5 vehicles  
Landscaped gardens to front and rear



This delightful property has been refurbished throughout to create a stunning home ideally situated in a favourable local Buckinghamshire village surrounded by beautiful countryside with views to the front over the Oxfordshire plain. The property is an extended three bedroom semi detached home with landscaped gardens offering both lawn and raised terraced areas. There is also a double garage which offers huge potential to create an annexe/ home office subject to the necessary planning as well as ample driveway parking



The property is entered from the porchway into the reception hallway with newly created cloakroom and staircase to first floor. The well appointed L shaped living room has both a double aspect over the gardens to the rear and ample space to create a dining area with original hatchway feature to kitchen. From the hallway one enters into the contemporary kitchen / breakfast room with a newly fitted kitchen which has a full range of integrated appliances and 5 ring induction hob as well as useful storage cupboard and door opening to the delightful rear terraced areas. On the first floor there is a main bedroom and 2 further double bedrooms as well as a newly fitted bathroom suite with separate walk in shower cubicle.

## KEY FEATURES

- A unique opportunity to purchase a stunning refurbished home in Chilton
- Updated & remodelled to the highest standard both internally & externally
- Well appointed detached garage with opportunity to create an annexe
- Situated in beautiful countryside with outstanding views to the front
- Underfloor heating to ground floor with radiators on first floor
- Offered For Sale with NO ONWARD CHAIN.
- Please call Colombs on 01844 214421 to arrange a suitable time to view





# CHILTON

The picturesque village of Chilton is surrounded by open countryside with outstanding views with a plentiful network of footpaths and bridleways. The village is situated within Bucks and close to the Oxfordshire border. It is a short drive to the market town of Thame being only 4 miles away whilst both Bicester and Oxford are easily accessible. There are train stations offering a regular service to London from Bicester, Oxford and Haddenham & Thame Parkway. Primary schools are located in nearby Brill as well as Oakley and Long Crendon with Grammar Schools in Aylesbury.

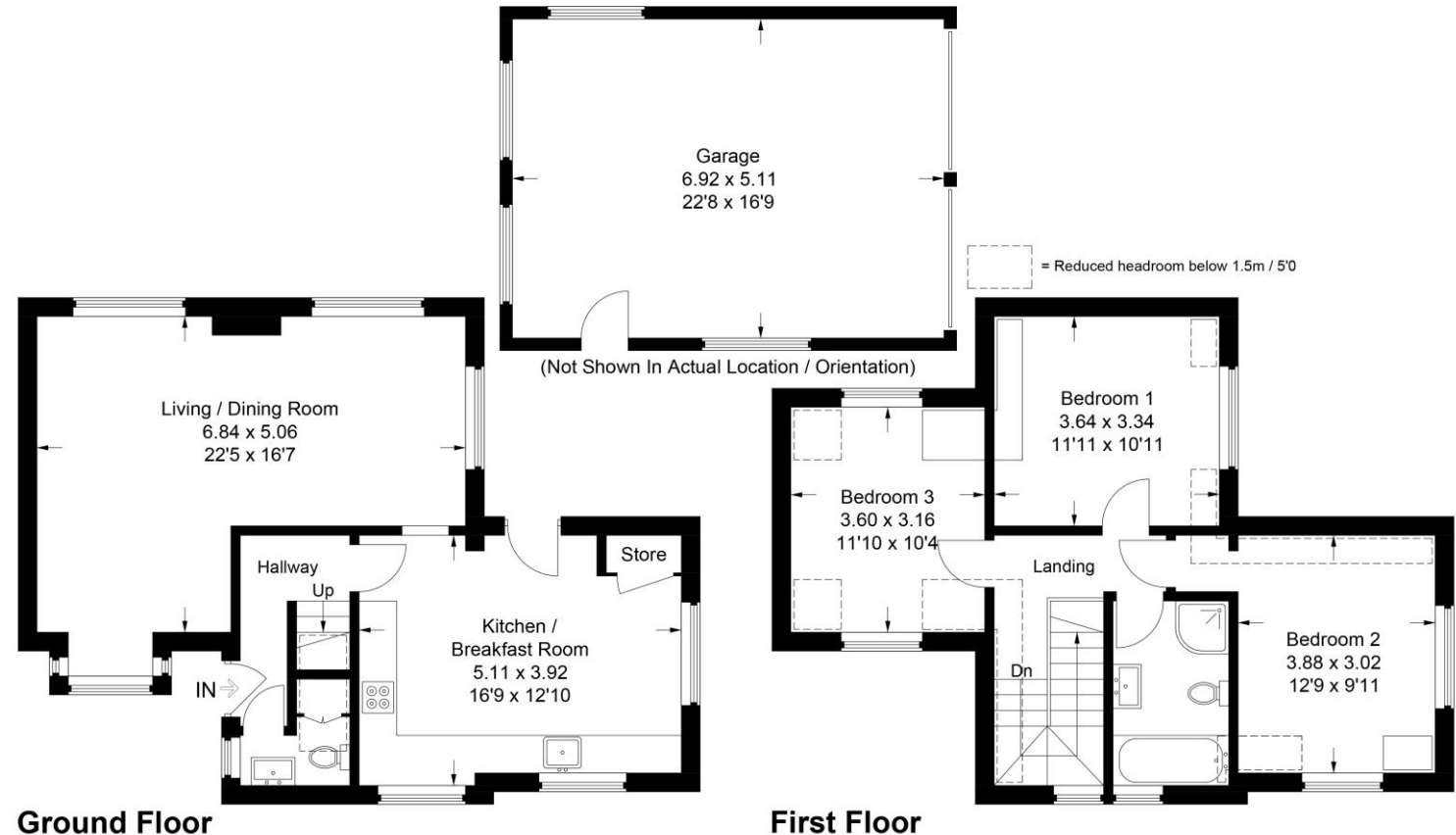
Local Authority – Buckinghamshire County Council

Council Tax - D

EPC - E

## 2 Hill View, Thame Road, Chilton, HP18 9LL

Approximate Gross Internal Area  
Ground Floor = 57.8 sq m / 622 sq ft  
First Floor = 51.8 sq m / 557 sq ft  
Garage = 35.3 sq m / 380 sq ft  
Total = 144.9 sq m / 1,559 sq ft



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.

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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.