



Connells

Lower Icknield Way
Chinnor



Property Description

A blend of historic charm and contemporary luxury, it is a home that speaks to considered craftsmanship, premium materials, and a lifestyle of effortless comfort.

From the moment you step inside, a sense of light, space, and refinement unfolds. The extended hallway creates a flow through the home, with finishes curated for both aesthetic appeal and longevity. The wide, open-plan layout ensures effortless movement through the space, allowing for easy future modifications to accommodate mobility needs, making this a home that evolves with you. At the heart of the home is the open-plan kitchen, living, and dining area, a showpiece of contemporary design where premium materials and high-end appliances come together to create an inviting social hub.

The first floor is home to two beautifully appointed bedrooms, the Porcelanosa-tiled family shower room is a thoughtfully curated space, offering understated luxury and effortless functionality.

The 35-square-metre tumbled Indian limestone terrace is an extension of the home's stunning interiors-a space designed for alfresco dining, relaxed summer evenings, and fireside gatherings beneath the stars.



Entrance/ Hallway

11' 9" x 8' 3" (3.58m x 2.51m)

Extended 15m long hallway

British Woollen carpet on stairs and landing

Ground Floor

Master Bedroom & En-Suite

Ground-floor master suite

Oakley Wood hardwood flooring

Woody's Wooden slats for a refined, textural finish

Porcelanosa-tiled en-suite, featuring a luxury walk-in shower

Omnitub Japanese Soaking Tub

Study/Home Office

6' 6" x 8' 5" (1.98m x 2.57m)

Larger than standard study, suitable for a dedicated home office, additional bedroom, or guest retreat

Lick Wallpaper finish for a stylish and professional ambience

Utility Room

6' 6" x 5' 9" (1.98m x 1.75m)

Dedicated utility space for practicality without compromising style

Kitchen, Living & Dining Space

32' 8" x 18' 4" (9.96m x 5.59m)

Open-plan kitchen, dining, and living area, designed for entertaining and relaxed modern living

Premium Neff kitchen appliances

Franke boiling water & filtered water tap

Quorn Stone limestone flooring with underfloor heating throughout the ground floor

Two sets of 3-metre-wide Vue Fold bifold doors, seamlessly blending indoor and outdoor spaces

Integrated smart home features for lighting and heating control

W/C

4' 8" x 5' 1" (1.42m x 1.55m)

Bedroom One

7' 9" x 11' 2" (2.36m x 3.40m)

Ensuite

4' 6" x 8' 2" (1.37m x 2.49m)

First Floor

Two beautifully appointed bedrooms, each featuring:

Woody's wooden slats

Lakeland Paints 0.00% VOC / ZERO VOC / VOC-FREE, ensuring a healthy environment

Porcelanosa-tiled shower room

Bedroom Two

10' 5" x 8' 9" (3.17m x 2.67m)

Bedroom Three

10' 2" x 7' 2" (3.10m x 2.18m)

Shower Room

4' 6" x 4' 3" (1.37m x 1.30m)

Outdoor Space

35 square metres of tumbled Indian limestone paving, creating a large outdoor entertaining space

Indoor/Outdoor living with the Bi-Fold design

Large magnolia tree at the centre of the lawn, providing seasonal beauty and shade

Rows of David Austin roses lining the patio, adding elegance and fragrance

wo private driveway parking spaces, a rarity in village settings

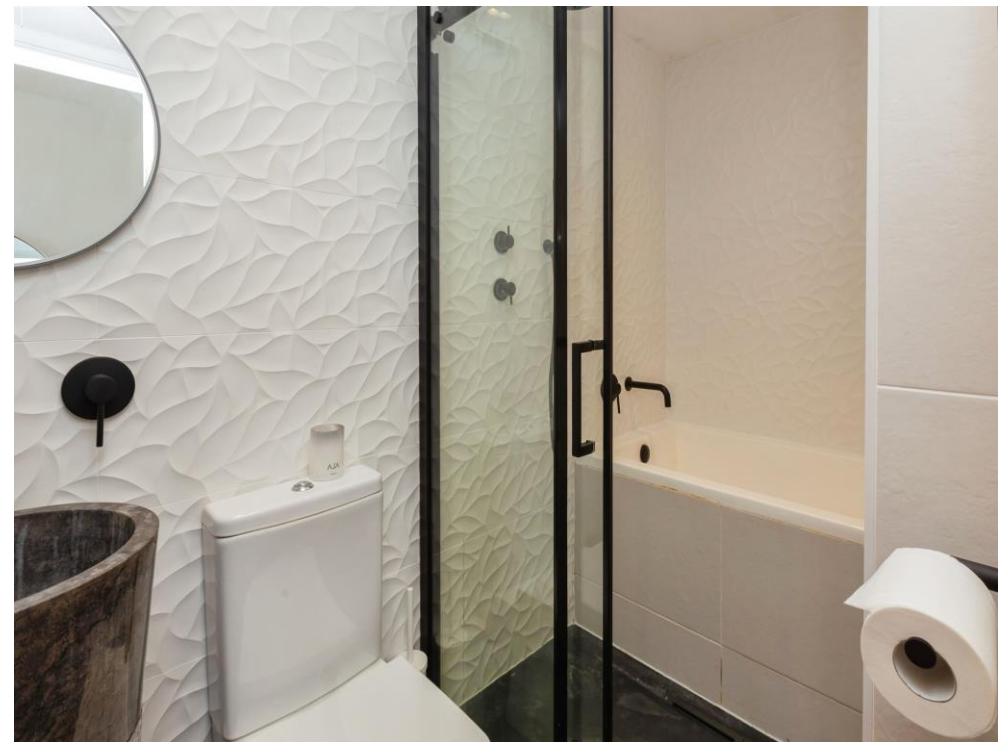
Additional Features

Emma J Shipley designer wallpaper in the large WC

Todds doors throughout the home, enhancing style and durability

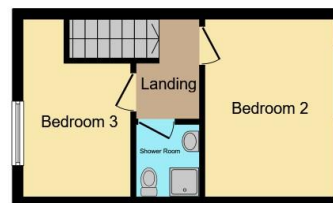
Remote controlled Velux windows, blending technology with timeless design

Nestled in the heart of Chinnor, this home is part of a thriving village community where countryside charm meets modern convenience. Surrounded by the stunning Chiltern Hills, Chinnor offers exceptional walking and cycling trails, from the scenic Ridgeway National Trail to tranquil nature reserves.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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