



FOX COVER
CHINNOR OXFORDSHIRE

TIM RUSS
& COMPANY



FOX COVER CHINNOR OXFORDSHIRE

A DECEPTIVELY SPACIOUS
THREE/FOUR BEDROOM DETACHED
FAMILY SITUATED IN A QUIET CUL-
DE-SAC LOCATION.

PRICE £525,000



The Property

A deceptively spacious and versatile three/four bedroom detached family home situated in a quiet cul-de-sac close to local amenities, shops and highly regarded schools.

Previously extended and boasting plenty of natural light, this property suits a growing family perfectly. An excellent blend of ground floor and first floor living accommodation.

The ground floor features a welcoming entrance hall that provides access to all rooms, beginning with the highly impressive kitchen/breakfast room. An excellent, bright space consisting of a comprehensive range of eye and base level units and some integrated appliances. A door to the side access is available from here.

Two spacious reception rooms follow in the way of a sitting/dining room and separate family room. Both enjoy views of the particularly well maintained rear garden.

The study/bedroom four and downstairs cloakroom/WC completes the ground floor accommodation.

To the first floor, there are three bedrooms, all doubles, and a large family bathroom.

Outside

To the front, the blocked paved driveway provides off street parking for two vehicles, whilst to the rear, the private rear garden is mainly laid to lawn with a decked terrace perfect for entertaining. There is a further seating area with a lovely area of shingling and a brick built storage shed.

Location

Chinnor lies close to the Chiltern Hills approximately four miles to the south of Thame and circa four miles from the M40.

The village offers shops and amenities for day-to-day needs, there are many countryside walks and bridleways nearby and the "Phoenix Trail" (a pedestrian/cycle nature trail) linking the nearby towns of Thame and Princes Risborough.

The larger shopping centres of Thame, Oxford and High Wycombe are all within easy driving distance with Princes Risborough station providing a direct link to London.

Post code for SatNav: OX39 4TH


Mortgage

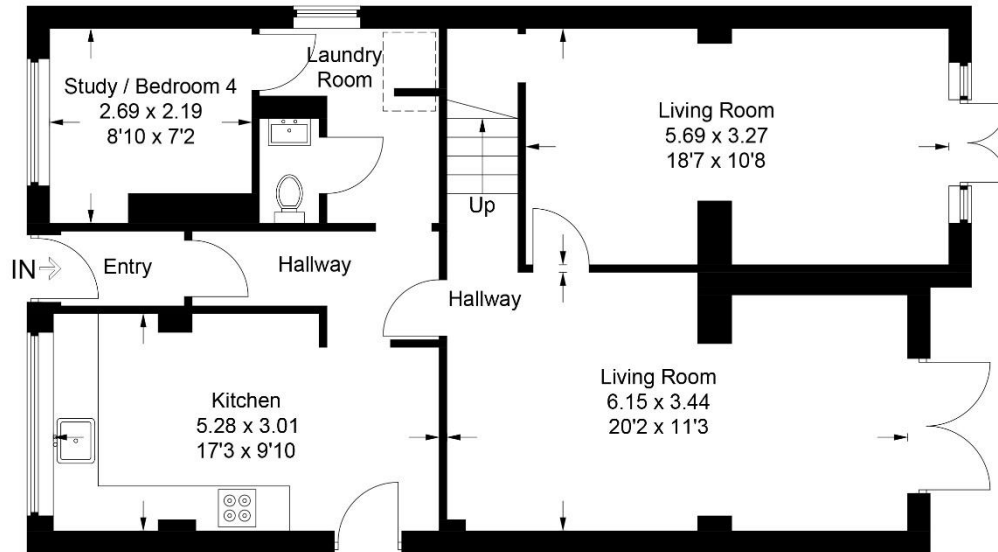
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

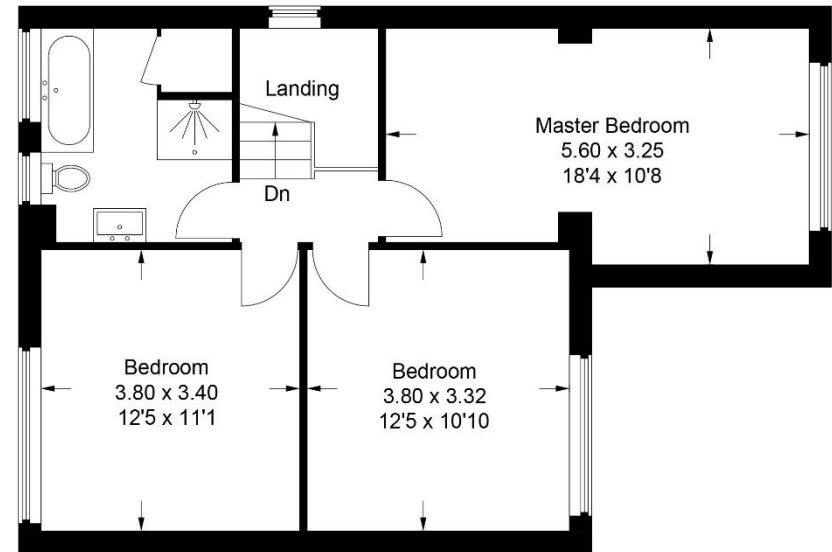
- **Council Tax Band - E**
- **EPC Rating – D**
- **Services –** Mains electricity, water, drainage and gas fired central heating
- **Local Authority – S.O.D.C**
- **Tenure - FREEHOLD**



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

6 Fox Cover

Approximate Gross Internal Area = 126.51 sq m / 1361.7 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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