



COLES HILL CHILTON
BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



3 COLES HILL CHILTON BUCKINGHAMSHIRE

A STUNNING HOME - IN A STUNNING
LOCATION- WITH STUNNING VIEWS

GUIDE PRICE £610,000



The Property

This is a super cottage in a great location and has stunning views over glorious rural countryside.

The expansive entrance hall provides space for all the outdoor kit. From here is access to the kitchen/dining/family space. A beautifully appointed shaker style kitchen with granite worktops and is complimented with a central island, perfect for coffee in the morning. The dining/family space is flooded with light from the bi-fold doors and has a wood burning stove for the chilly evenings. A lovely sitting room is also present with an attractive fireplace. A useful utility room and downstairs cloakroom concludes the accommodation on this floor.

The first floor bedrooms are all of a good size. Three in total, with the principal having a good range of fitted wardrobes. The family bathroom is beautifully appointed and has both a large shower and a fitted bath.

This completes the accommodation for this charming cottage.

Outside

There is gated access to the grounds of the property. A driveway leads down to the double garage and there is an exceptional amount of driveway parking. The garden won't disappoint.

Laid to lawn with beautifully planted borders. A gorgeous split level terrace, perfect for entertaining or just enjoying a glass of wine and soaking up the stunning views.

The front garden is of a good size and is predominantly laid to lawn with an access gate to the side and the useful store rooms.

What a lovely home to come home to.

Location

Chilton is a quintessentially English village in Buckinghamshire surrounded by beautiful countryside. The village offers a network of footpaths around Chilton Lake with views over Lower Pollicott. It is located close to the renowned Ashfold independent preparatory school for children aged 3 to 13 years and is within catchment for Lord Williams in Thame. Chilton has a church and a bowling green whilst local amenities in Long Crendon (2 miles) include a coffee shop, restaurants, a GP surgery, library and convenience shop. The historic market town of Thame (4.5 miles) has a variety of shops, boutiques, restaurants, sports facilities and beauty and hair salons. For the commuter, Haddenham and Thame Parkway railway station (5.5 miles) has services to Marylebone in under 40 minutes and M40 junction 8A is 9 miles away.

Post code for SatNav: HP18 9LX

Mortgage

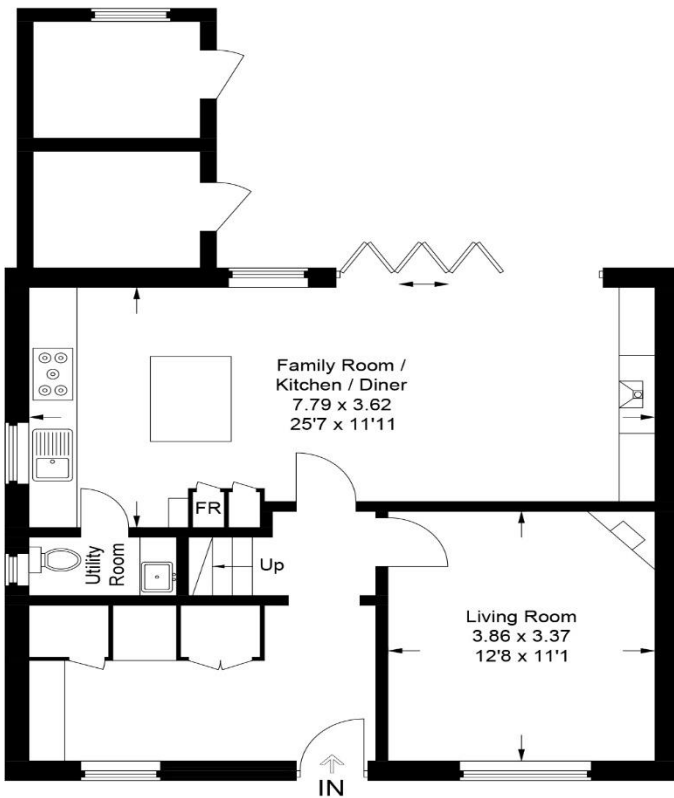
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

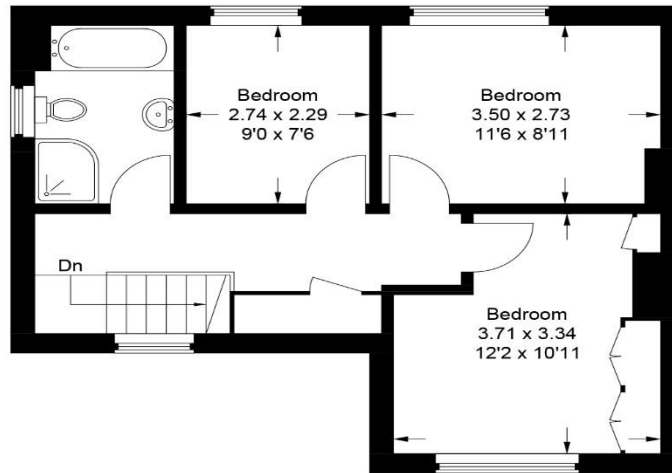
- **Council Tax Band - C**
- **EPC Rating – E**
- **Services** – Mains electricity, water, drainage and LPG fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3335

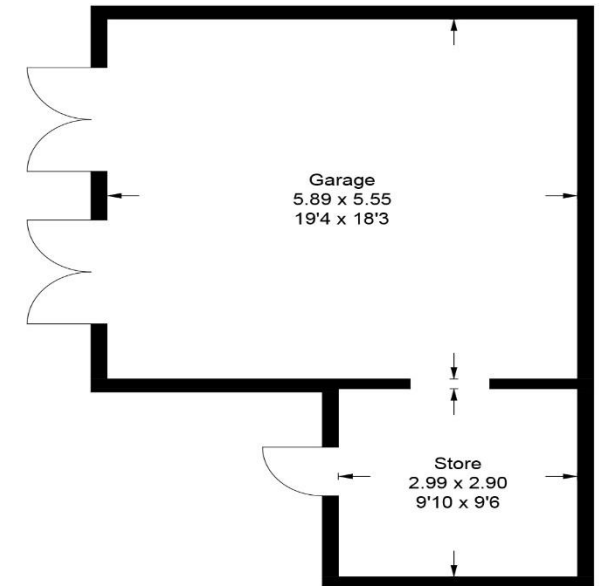




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

3 Coleshill

Approximate Gross Internal Area
 Ground Floor = 57.9 sq m / 623 sq ft
 First Floor = 43.5 sq m / 468 sq ft
 Outbuildings = 49.4 sq m / 532 sq ft
 Total = 150.8 sq m / 1,623 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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112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY