



3 Old Orchard, Henton, Chinnor

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## 3 Old Orchard

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A recently updated five bedroom detached home situated at the end of a cul-de-sac with no onward chain.



**Tenure:** Available freehold

**Local authority:** South Oxfordshire

**Council tax band:** G





## The Property

Filled with natural light and benefiting from fantastic countryside views, this family home has excellent accommodation with an internal area of 3157 sq ft. As you enter the property, you are greeted by a valuated glass hallway with floor-to-ceiling windows, a balcony landing, and glass sliding doors, all designed to create a bright and airy feel. The three reception rooms are all good sizes, with the lounge and sitting room benefiting from a dual aspect. The lounge is in the newest part of the property and has modern bifold doors to the garden and a contemporary feel; the sitting room benefits from elevated field views and a cosy open fireplace. The kitchen/breakfast room is well-fitted with Neff appliances and adjoins the dining room, creating an excellent space for families or entertaining.

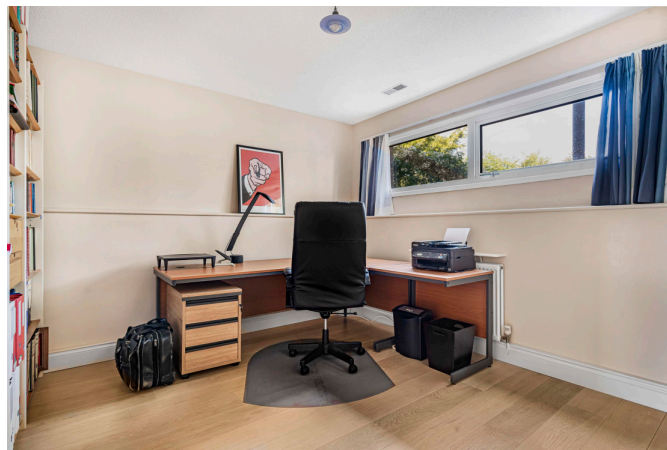
The five bedrooms are located on two separate floors, the lower ground floor and the first floor, which is ideal for flexible living accommodation. The principal bedroom benefits from a dressing area, en suite and a balcony overlooking the gardens and beyond. All bathrooms in the property are finished to a high standard.

The property also benefits from a large cellar, which is suitable for storage and ideal for wine lovers.

Sustainability is a trend throughout the property; a 5000L rainwater tank services the garden, solar panels feed the underfloor heating and hot water, and LED illumination has been installed. All of this helps to keep running costs to a minimum.

The property is situated in a cul-de-sac off a no-through road; therefore, traffic is relatively minimal. The gardens are private and peaceful and have been well-maintained by the current owner. They consist of a mixture of laid lawn, mature shrubs and a variety of trees; there is also a garden shed, ideal for storing large items such as lawnmowers and garden furniture. To the rear of the garden is a paddock, which has a footpath running through it. In total, the gardens at the property extend to approximately 1 acre.





## Location

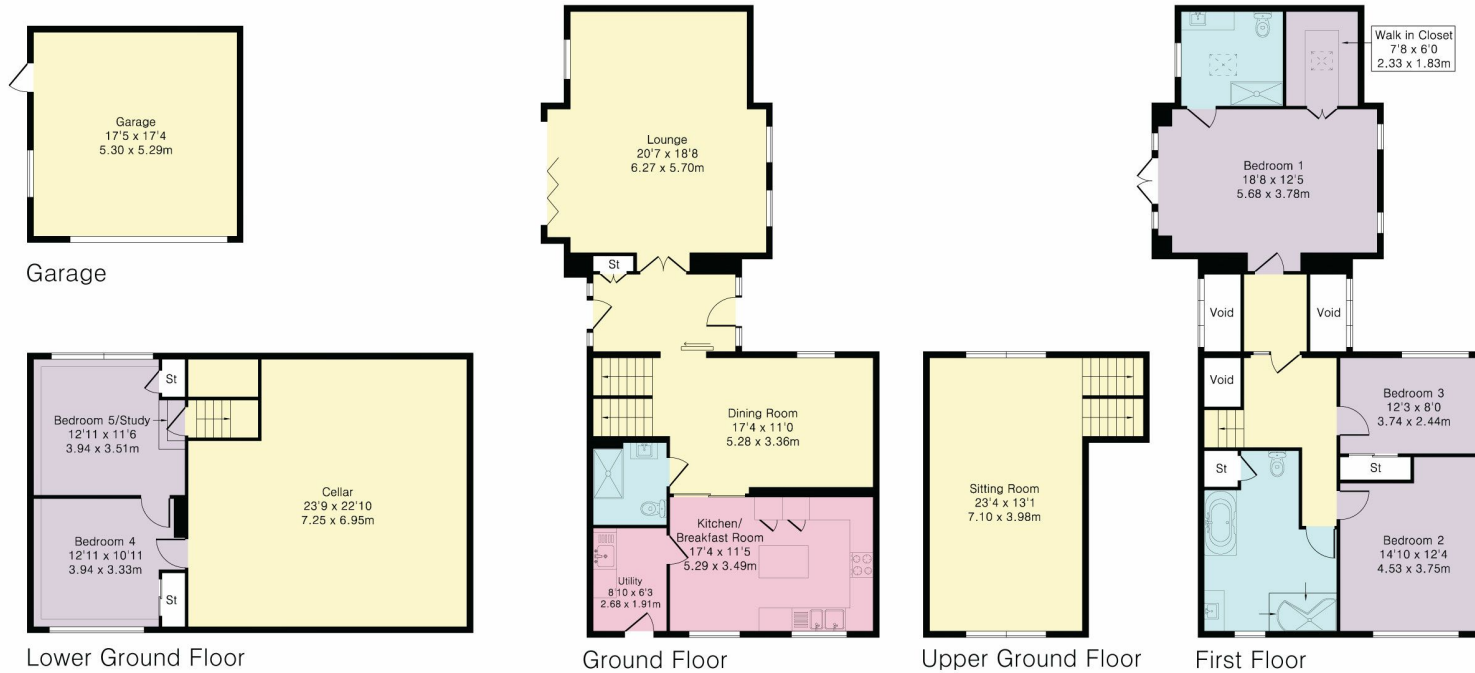
Henton is a pretty and quiet hamlet enjoying beautiful views of the surrounding countryside and the nearby Chiltern Hills. There is a network of footpaths and bridleways, including The Ridgeway and the Phoenix Trail, The Peacock Country Inn is a short walk away. The location is particularly convenient for the commuter with junction 6 M40 (5 miles) and the nearby station of Princes Risborough (3.5 miles), which provides a regular service into London Marylebone (fast train approx 40 mins).

Nearby Chinnor also offers a good range of shops, two Primary Schools, two Doctors' surgeries and a library. Private schooling is available in Princes Risborough (St Teresa's), Gt Missenden (The Gateway), and Dorton (Ashfold). There are more facilities in the market town of Thame (6 miles) and Oxford (20 miles). All distances and times are approximate.



Approximate Gross Internal Area 3157 sq ft – 293 sq m  
 Lower Ground Floor Area 843 sq ft – 78 sq m  
 Ground Floor Area 1020 sq ft – 95 sq m  
 Upper Ground Floor Area 339 sq ft – 31 sq m  
 First Floor Area 955 sq ft – 89 sq m  
 Garage Area 302 sq ft – 28 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the particulars.



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