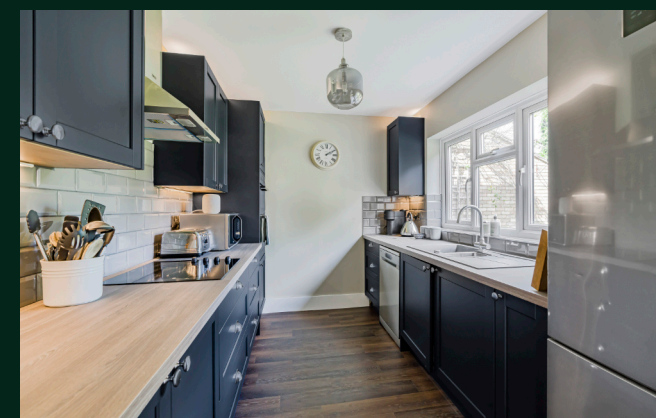


JUNIPER

56 OAKLEY LANE, CHINNOR, OXFORDSHIRE. OX39 4HT



HAMNETT
HAYWARD

JUNIPER

OAKLEY LANE, CHINNOR, OXFORDSHIRE. OX39 4DQ

A fabulous four bedroom detached family home, recently extended and renovated to a particular high standard and enjoying outstanding views of The Chiltern escarpment.

Nestled on the outskirts of this well regarded Oxfordshire village overlooking farmland to the front, Juniper is a stunning four bedroom detached family home, extended and renovated to provide a stylish contemporary interior. This fine home offers immaculate accommodation throughout and has the most stunning master bedroom suite with a 'Juliet balcony' overlooking countryside. The village itself has a wonderful community with two outstanding schools and vibrant High Street with a selection of independent shop, three pubs, restaurants, cafe's and a plethora of stunning rural walks within the Chiltern Hills. For the commuter Princes Risborough station is close by offering excellent connections to London (Marylebone in under 40 minutes) and the M40 (J5) is within two miles.

The house itself has been recently extended and renovated to exacting standards throughout, the current owners have been meticulous with the finish of the interior, with a good quality kitchen and bathrooms throughout. The kitchen is fitted with classic shaker style units in navy blue with half moon handles and a timber work surface, integrated Zanussi appliances include a double inset electric oven and halogen hob. The kitchen flows into the dining room and connects to the remainder of the ground floor, a separate Utility room even has a dog shower. Further accommodation to the ground floor includes a 23' sitting room, a separate family room and a study. To the first floor are four generous bedrooms, particular mention is made of the master bedroom enjoying stunning views of The Chilterns with glazed doors and a 'Juliet' balcony. Three further bedrooms are served by a well appointed bathroom with separate walk in shower cubicle.

Outside, the property is set back within this peaceful single track lane and opens to an area of generous off street parking for ample vehicles. The garage is set back to the side of the property with a door to the garden. The rear gardens have been landscaped, laid predominantly to lawn with a range of flower borders and pleached trees at the rear. A generous play area is finished with wood chipping.

A RECENTLY REFURBISHED FOUR BEDROOM DETACHED FAMILY HOME, LOCATED ON THE FRINGE OF THIS POPULAR OXFORDSHIRE VILLAGE WITH OUTSTANDING VIEWS OVER FARMLAND AND THE CHILTERN HILLS (AONB)



AT A GLANCE

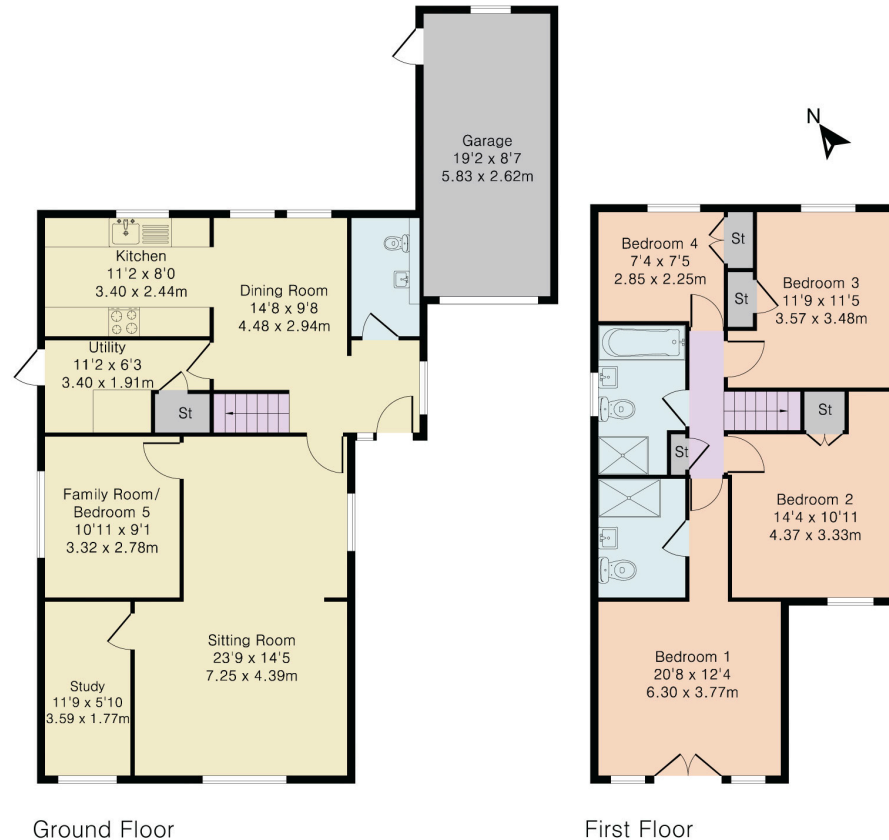
- A stunning four bedroom detached family home located on the fringe of this popular village
- Breathtaking views over farmland and the Chiltern Hills, an area of outstanding natural beauty
- A very stylish contemporary interior with well equipped kitchen opening to dining room
- Fabulous master bedroom suite with 'Juliet balcony' offering breathtaking views
- Highly sought after location with excellent access to station for London Marylebone (under 40 mins)



SUMMARY

- Entrance hall
- Cloakroom
- Stunning kitchen with a range of integrated appliances flowing into dining room
- Utility room with dog shower
- Fabulous 23' Sitting room
- Study
- Family room
- 20' master bedroom with 'Juliet balcony' enjoying outstanding views over farmland
- En-suite shower room
- Three further bedrooms
- Well appointed family bathroom with separate shower room
- Ample off street parking
- Well tended rear garden
- Outstanding views of The Chiltern Hills, an area of outstanding natural beauty
- Stunning location at the foot of a single track lane
- London Marylebone in under 40 minutes from nearby Princes Risborough station
- Excellent access to M40 junction 5 for London
- The choice of excellent local schools
- Immaculate presentation throughout

Approximate Gross Internal Area 1679 sq ft – 156 sq m
Ground Floor Area 1009 sq ft – 94 sq m
First Floor Area 670 sq ft – 62 sq m



LOCATION

The parish of Chinnor is situated in South East Oxfordshire, close to the border with Buckinghamshire and just 4 miles from the Historic and picturesque market town of Thame. Chinnor nestles at the foot of the Chilterns with the Ridgeway long distance path running close by and the former railway line used today only by periodic steam trains. There are excellent facilities within the village that include a selection of everyday shops, a supermarket, post office, butcher, hairdressers, public houses, Indian restaurant and a recently constructed sports pavilion and social club. The village has two reputable primary schools (St Andrews and Mill Lane) and a comprehensive bus service for students at Lord Williams's secondary school. For the commuter, junction 5 of the M40 is approximately three miles distant, providing access to London, Oxford and Birmingham. There is a railway station at Princes Risborough offering regular direct line services to London Marylebone (less than 45 minutes) and Birmingham.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating to radiators.

Energy Rating: Current C (70) Potential B (82)

Local Authority: South Oxfordshire District Council

Postcode: OX39 4HT

Council Tax: Band E

Tenure: Freehold

GUIDE PRICE £825,000

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

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