



29 Mill Lane ,  
Chinnor, Oxfordshire,  
OX39 4QU

Guide Price £525,000

**RB** REASTON BROWN

## A Substantial Linked Detached Four Bedroom House, Benefits From Off Road Parking With Garage. Good Sized Garden. Set In The Heart Of An Oxfordshire Sought After Village, With Country Walks On Your Door Step.

This substantial four-bedroom detached property, situated on a corner plot in the desirable village of Chinnor, Oxfordshire, offers over 1,700 square feet of well-proportioned living space. The house features ample driveway parking at the front, along with a garage for additional storage or parking needs. The property, while full of potential, requires modernisation, making it an excellent opportunity for buyers looking to customise their dream home.

Upon entering, the spacious hallway leads to a large living area on the left, featuring a cosy fireplace. The living space flows seamlessly into a large front room with access to the rest of the lower level. The well-appointed kitchen boasts a solid wood cabinets and breakfast bar, tiled flooring, and a large range oven. It connects directly to the conservatory, which offers access to the rear garden. Adjacent to the kitchen is a formal dining room and a utility room with a washing machine, tumble dryer, and a door leading to the garage, adding to the home's practicality. The ground floor also includes a study, which could easily serve as a fifth bedroom if needed. This floor is completed with a second bathroom with cubical shower.

Upstairs, the property comprises four bedrooms, with the master bedroom featuring built-in wardrobes that provide ample storage. The second bedroom enjoys a back aspect, while the third and fourth bedrooms offer front and rear aspects, respectively. A family bathroom completes this level, equipped with a shower and white vanity unit. The outdoor space is a key highlight, with a large, easy-to-manage garden that includes a patio, shingle areas, mature trees, and a summer house. Additionally, there's a greenhouse, potential outdoor kitchen area, and a hidden panel leading to a metal shed, making the garden a versatile space. The front of the property is predominant shingled and offers driveway parking for multiple vehicles. Additionally, there is convenient access to the garage through an up-and-over door. EPC: D Council Tax: E

### Situation

**Chinnor** is a popular large village situated at the foot of the Chiltern Hills, approximately 4 miles from Thame. The village boasts a mostly 14<sup>th</sup> Century St. Andrews church, Congregational Church and Methodist Church; Village Hall, Public Library, Café, Shops, Football & Cricket Clubs; Three Public Houses, With The Sir Charles Napier Inn gastro pub situated just over a mile away at Spriggs Alley in the Chilterns. Chinnor & Princes Risborough Railway heritage line with Steam & Diesel trains some weekends; St. Andrews C of E Primary School and Mill Lane Community Primary School that are both feeder schools to the renowned Lord Williams's School in Thame. There are direct bus links to Thame, High Wycombe and Princes Risborough Railway Station on the Chiltern Main Line to Marylebone, and the Oxford Tube stops in nearby Lewknor. Access to the M40 is close by

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







Approx. Gross Internal Floor Area 1711 Sq Ft (159 Sq M)  
 29 Mill Lane, Chinnor, Oxfordshire, OX39 4QU

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown.*

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