



5 Woodville  
Chinnor, Oxfordshire  
OX39 4JN

Offers In Excess  
£420,000

**RB** REASTON BROWN



## Well-Presented Three Bedroom Home With Driveway Parking, Reconfigured Ground Floor, Stylish Kitchen, Versatile Bedrooms, And A Private Garden In A Quiet Residential Setting.

**5 Woodville** is a well-presented and thoughtfully reconfigured three-bedroom home with driveway parking, set in a quiet residential location. This attractive property offers a bright and practical layout, ideal for modern family living.

On the ground floor, the accommodation includes a spacious open-plan sitting and dining room with solid wood flooring and sliding patio doors leading to the rear garden. The room benefits from a recessed feature suitable for media or display purposes.

The kitchen has been refitted to a high standard and features a comprehensive range of shaker-style units, a butler sink and quartz worktops. A separate utility area continues the same design aesthetic and provides space for appliances, including an American-style fridge freezer. The former garage has been partially retained and is accessible internally, offering useful additional storage.

Upstairs, the property offers three bedrooms and a family bathroom. The main bedroom is a generous double with a pleasant outlook over the rear garden. The second bedroom is double and the third bedroom is a single, ideal for use as a child's room, nursery, or study. The family bathroom includes a panelled bath with shower.

To the front, there is driveway parking for several cars. The rear garden features a patio area, a lawn with established borders, and a raised top patio – the perfect second patio space for relaxing or entertaining. This elevated section is also houses a shed.

EPC: C Council Tax : C Freehold

### 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

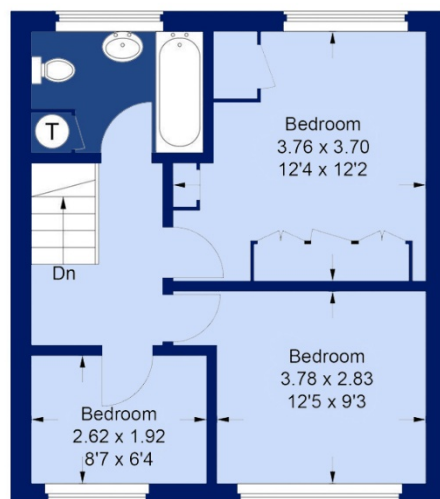
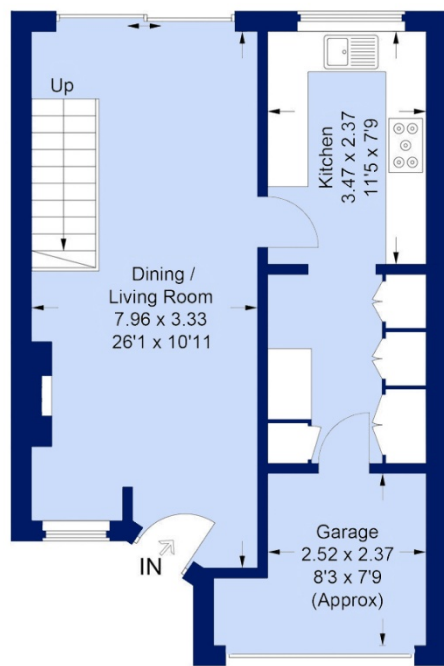
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor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











Approx. Gross Internal Floor Area 951 Sq Ft (88.4 Sq M)  
5 Woodville, Chinnor, Oxfordshire, OX39 4JN

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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