



17 Woodgreen Square  
Chinnor, Oxfordshire  
OX39 4FJ

Guide Price  
£610,000

**RB** REASTON BROWN



## Attractive Four Bedroom Family Home In A Desirable Location, Providing Generous Living Space, Stylish Kitchen, Sitting Room With Garden Access, , Driveway Parking And Garage

**17 Woodgreen Square** is a spacious and immaculately presented family home, situated in a desirable position overlooking the Green.

On entering the property, you are welcomed by a generous hallway, to the right, the kitchen is fitted with a range of wall and floor cupboards, integrated appliances, twin ovens, a gas hob, and a fridge freezer. A large front-facing window provides attractive views.

At the rear, the sitting room is a well-proportioned living space with French doors opening directly onto the garden, ensuring excellent natural light and a seamless connection to the outdoors. A built-in cupboard provides additional storage. Completing this floor is a cloakroom with WC and wash hand basin, together with further storage off the hallway.

Upstairs, the wide landing enhances the sense of space. The principal bedroom is a generous size with fitted wardrobes and an en suite shower room. Two further bedrooms are both well-proportioned, with the rear rooms enjoying views over the garden. A versatile fourth bedroom overlooks the front and is currently used as a study, though it would equally serve as a comfortable bedroom. The family bathroom is fully tiled and fitted with a white suite, including a bath with overhead shower.

The rear garden is laid partly to lawn with mature planting, herbaceous borders, and a variety of shrubs and trees. A gate provides rear access to the driveway and garage, which also benefits from storage above. Parking is available for multiple vehicles. **Council Tax E EPC B Gas Central Heating Management per annum £195.00**

### 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

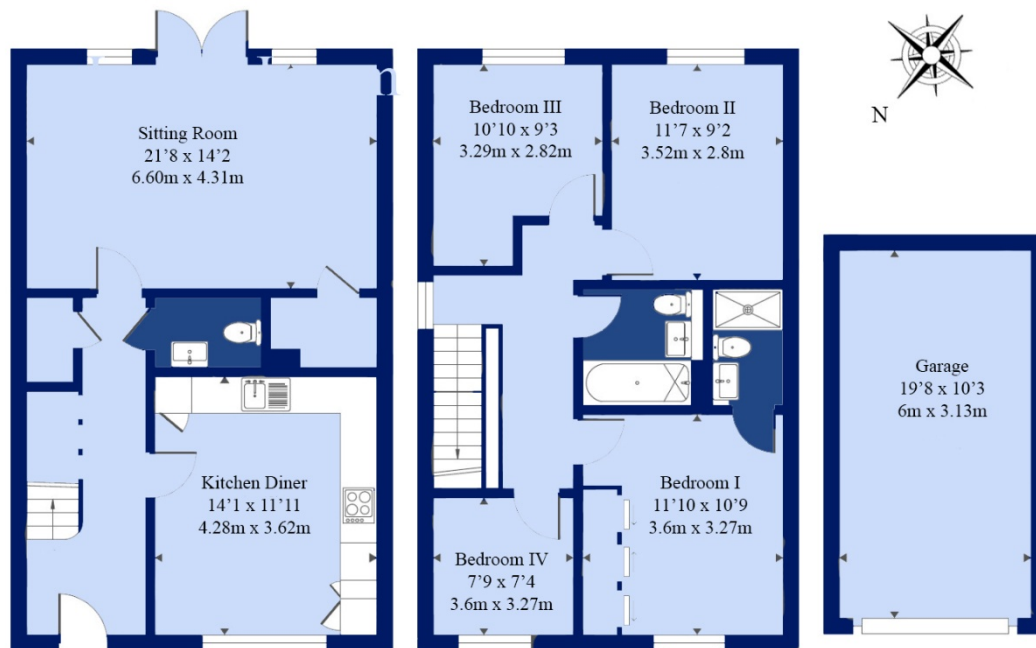
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor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











Approx. Gross Internal Floor Area 1346 Sq Ft / 124.0 Sq M  
17 Woodgreen Square, Chinnor, Oxfordshire, OX39 4JF

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.

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*Viewing is Strictly by Appointment through Reaston Brown.*

**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**  
94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626  
2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855  
119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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