



PORTFOLIO
from



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Lummas Mead, Chinnor, Oxon OX39 4FQ

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Nestled in the picturesque village of Chinnor, this well-presented four bedroom detached family home



Main House

Entering the property you will be instantly impressed by the spacious entrance hall.

With stairs rising up to the first floor you will also find doors to the study, cloakroom, lounge and kitchen / diner. There is also wood effect flooring, a radiator and an under stair cupboard.

From the entrance hall you'll be drawn to the heart of the house. Light and airy the large open plan kitchen, dining and living area that is a true versatile space, perfect for entertaining and for family life. With two sets of French Doors leading out to the garden and patio for alfresco dining as well as dual aspect windows to both sides.

The modern kitchen features a breakfast bar, integrated dishwasher, washing machine, fridge freezer, oven and hob. A good range of both wall and floor units offer a generous amount of storage.

Also on the ground floor, the spacious dual-aspect lounge is perfect for relaxing or socialising, also with a set of French Doors to the patio and garden.



Additionally, there is an office / playroom, providing a light and roomy space for those who work from home or who would enjoy an extra family room or snug.

Completing the ground floor in the cloakroom offering a low level W/C, wash hand basin and radiator. Thomas Sanderson integrated blinds and shutters installed throughout downstairs.

First Floor

The first floor boasts four double bedrooms via an airy landing space with loft access, the loft has been boarded.

The generously proportioned Principle Bedroom features built-in wardrobes, carpeted flooring, a window to the rear aspect and a radiator. The en-suite to the principle bedroom offers both a bath and a large separate shower. Bedroom two has a large window to the front aspect, carpeted flooring, radiator and a door to the en-suite. The en-suite with its large shower also has a window to the front aspect, a radiator, a low level W/C and a wash hand

basin.

Bedroom Three is another double with a window to the front aspect, carpeted flooring and a radiator.

The Family bathroom has a bath to the far end, a low level W/C, wash hand basin, radiator and a window to the side aspect.

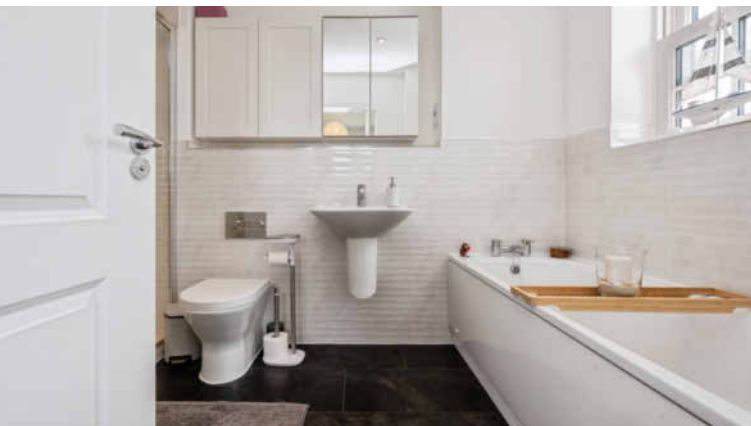
Bedroom Four has a rear aspect window, carpeted flooring and a radiator.

The front-facing bedrooms offer views of the Chiltern Hills and the property benefits from attractive double-glazed sash windows, a modern heating system, and heated towel rails in each bathroom.

Outside

The sunny and larger than average garden offers a tranquil space for outdoor dining and family life. Side access to the garden is via the double width driveway with off-street parking for four cars, the garages have electric doors and both have power and light. The property's location is towards the end of Lummas Mead ensuring a quiet and safe setting.



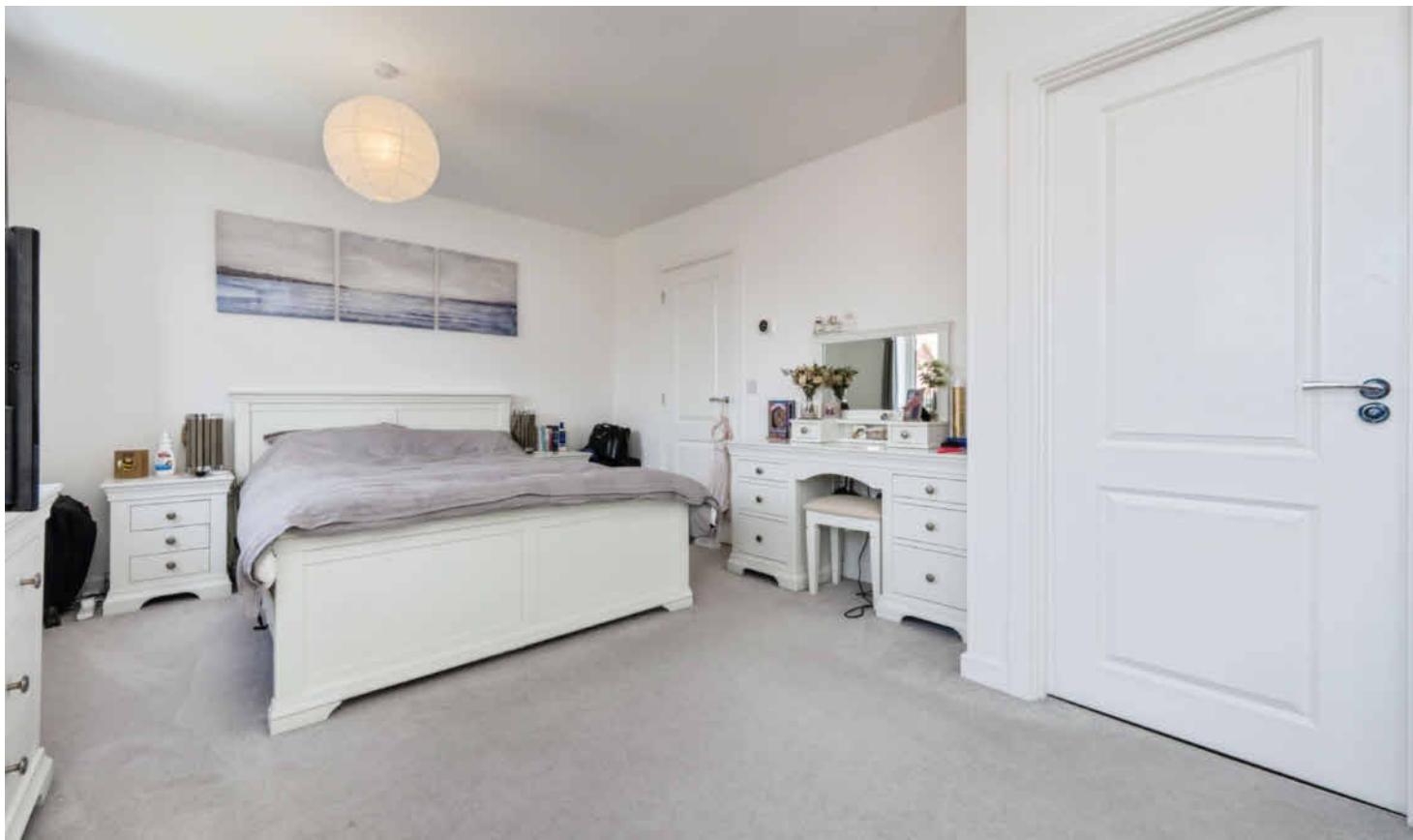


Location

Popular with families, Chinnor offers a nursery, two combined schools, two GP surgeries, parks, playgrounds, and sports clubs, all within walking distance.

The desirable Oak Hill Park development is thoughtfully built with abundant green spaces leading onto The Ridgeway and the Oakley Hill Nature Reserve for enviable country walks. You'll enjoy the friendly local community and atmosphere of the village centre, with a variety of independent shops, pubs, cafés and restaurants, plus a Co-Op, petrol station, Post Office and church.

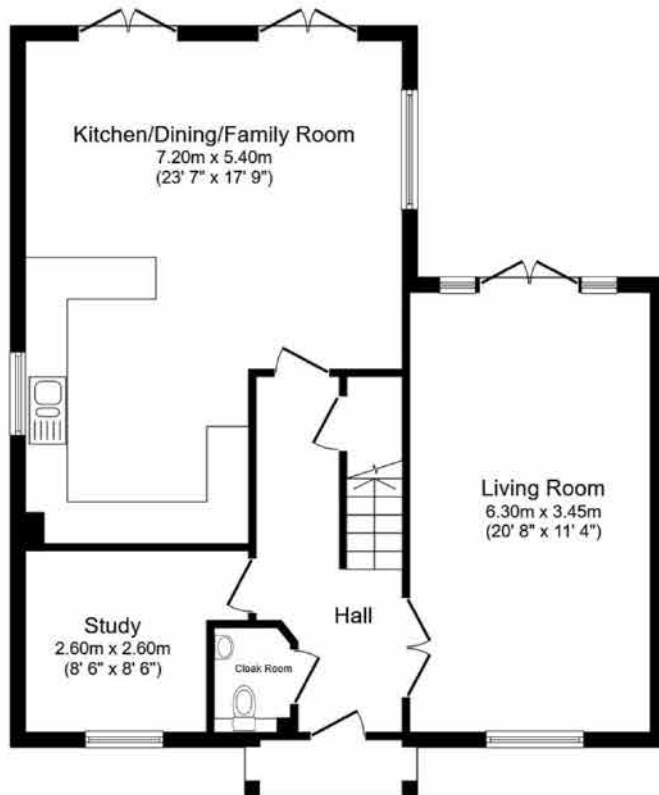
Regular and easily accessible public transport takes you to Aylesbury, High Wycombe, Oxford, and surrounding towns. The M40 (Junction 6) is 3 miles away for access to High Wycombe (12 miles), Oxford (20 miles), and central London (40 miles). Princes Risborough mainline station is 5 miles away, offering frequent trains to London Marylebone in as little as 40 minutes.



Education

The village is served by St Andrew's CofE and Mill Lane Community primary schools, both of which are less than a mile from Oak Hill Park. Older children can attend Lord Williams's School, around ten minutes' drive away in nearby Thame.

Total floor area 190.6 m² (2,052 sq.ft.) approx



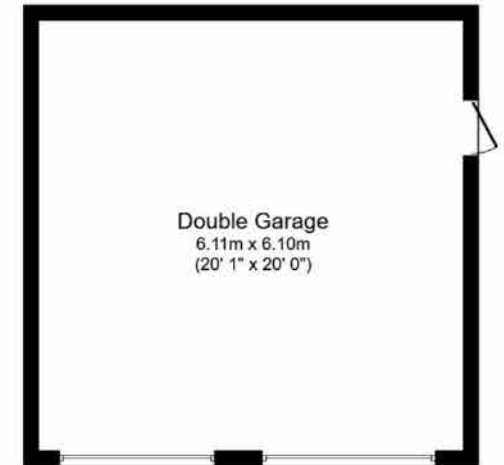
Ground Floor

Floor area 77.3 m² (832 sq.ft.) approx



First Floor

Floor area 75.8 m² (816 sq.ft.) approx



Garage

Floor area 37.5 m² (404 sq.ft.) approx

welcome to

Lummas Mead, Chinnor, Oxon OX39 4FQ

Built to a high specification and offering a spacious living experience this detached family home is located in the highly sought after Oak Hill Park development, with local amenities and stunning countryside on your doorstep.

Price

£750,000

- Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Garage and Driveway

EPC Rating: B

Council Tax Band: F

Tenure: Freehold

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To find out more information or to arrange a viewing call

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