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Pilmore Meadow, Chinnor, Oxfordshire OX39 4GA

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This superb four bedroom detached family home is situated in the highly sought after and private 'Driftway' development.



Entrance Hall

Entering the property you will be instantly impressed with the style and sense of space. With doors leading through to the large home office, dual aspect sitting room, cloakroom and the kitchen/family room the hallway also has a cupboard under the stairs that lead you up to the first floor.

Home Office

The office has dual aspect windows to both the front and side aspects, fitted shelving, Karndean flooring and a radiator.

Sitting Room

The light and airy dual aspect sitting room has double doors through to the kitchen/diner, carpeted flooring, windows to both the front and side aspect and a radiator.

Kitchen Diner

The large kitchen/diner offers light in abundance. The dining area has two windows to the rear aspect and a pair of French doors leading out to the patio. The dining room also has a radiator and has Karndean flooring which also leads through to the kitchen. The kitchen has a good range of both wall and floor units with wood effect work surfaces over. The large double glazed window to the rear aspect floods the kitchen with natural light which has



part tiled walls, twin ovens with a five ring gas hob above, an extractor fan, built in fridge/freezer, dish washer and a sink/drain unit. The utility room leads off of the kitchen at the far end.

Utility Room

The utility room has a good range of wall and floor units, space for a washing machine, a sink and drainer unit, Karndean flooring and a radiator. There is also a door to the side leading out to the driveway.

Cloakroom

The cloakroom has a low level W/C, a wash hand basin, part tiled walls and flooring, and a radiator.

First Floor Landing

Rising from the ground floor the first floor landing has doors to all the bedrooms, airing cupboard and a family bathroom. There is also a window to the front aspect and carpeted flooring.

Bedroom One

The main bedroom has built in wardrobes, a window to the rear aspect, carpeted flooring and a radiator.

En-suite to Bedroom One

The en-suite has a large shower cubicle, with rain shower above, a low level W/C, a wash hand basin, part tiled walls and floor and a heated towel rail.

Bedroom Two

The second bedroom has a window to the front aspect, carpeted flooring, a radiator and built in wardrobes.

Bedroom Three

The third bedroom offers a window to the rear aspect, carpeted flooring and a radiator.

Bedroom Four

The fourth double bedroom has a window to the front aspect, carpeted flooring and a radiator.

Main Family Bathroom

The family bathroom offers a bath with rain shower above, a hand held shower attachment and mixer taps, part tiled walls and a tiled floor, a low level W/C, a wash hand basin, a window to the rear aspect and a radiator.





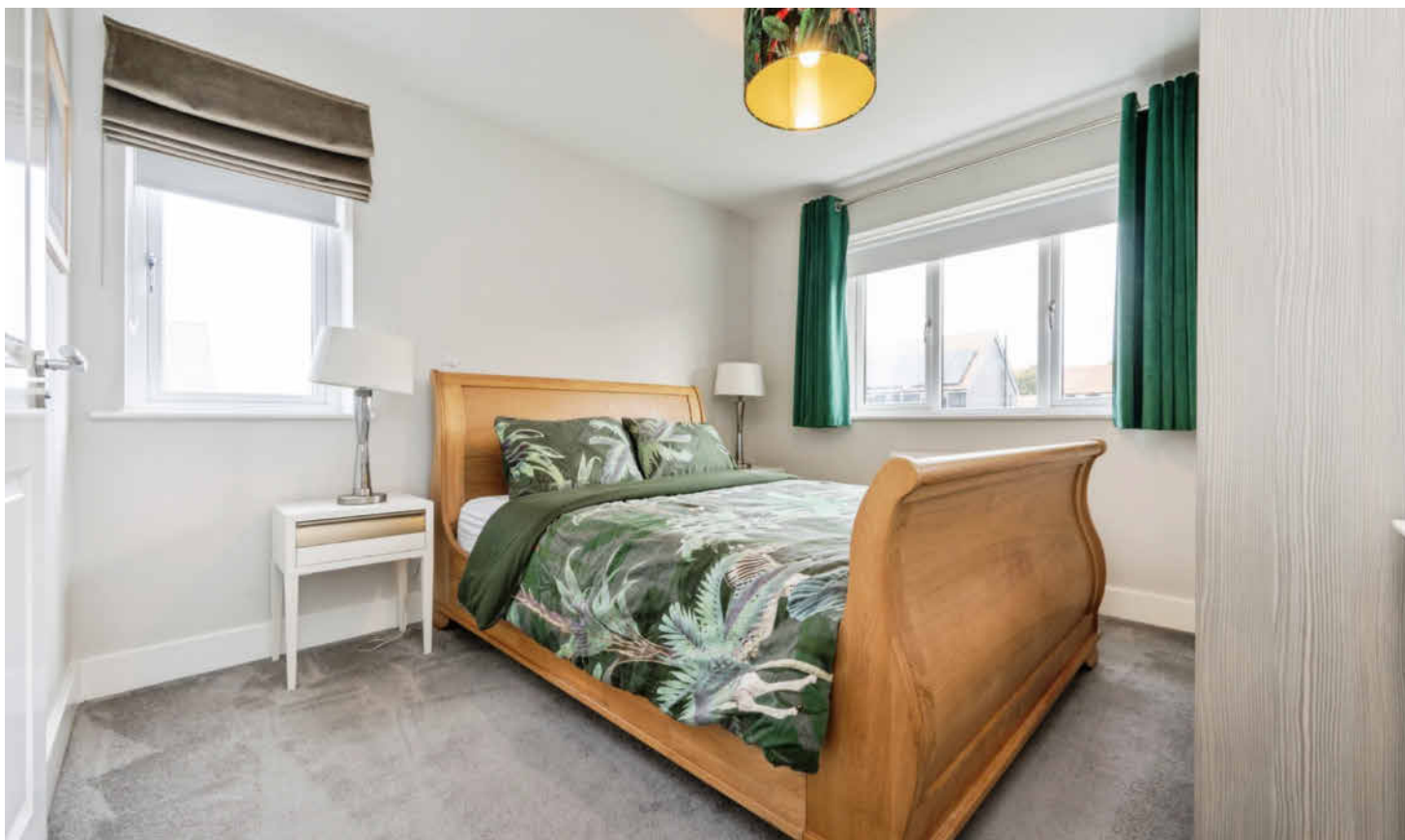
Externally

Fantastically located within the development the detached home has got extensively landscaped gardens and flower borders to the front of the property. to the side you will find the driveway which has space enough for multiple cars. A side gate leads you through to the enclosed rear garden with its patio area directly to the rear of the house, large lawn area and a private area located to the rear of the garage. The garage has a loft storage space above, lights and power with an up and over door to the front.

Location

Chinnor and its surrounding hamlets are part of the ancient chain of villages following the spring line at the foot of the Chiltern escarpment.

With a population of around 7000, the village offers good local shopping facilities including a Supermarket, Village store, Post Office, Bakery and Pharmacy. There are also Doctors & Dentists, Hairdressers, Sports Fields, play areas for children and a selection of Public Houses, two Indian Restaurants, a Chinese takeaway and Fish & Chip shop. A



superb Village centre has also been created, providing a coffee shop, day care for the elderly, a youth centre and a wide range of services and activities.

The M40 motorway (Junction 6) is only 3 miles from Chinnor and provides excellent road links to both Oxford (15 miles) and London (30 miles). The Oxford Tube stop is extremely popular with commuters. Princes Risborough station is only 4 miles away with an excellent commuter bus link, which operates on the Chiltern Line providing services to both Birmingham Moor Street and London Marylebone. There is also a regular bus service to Thame,

High Wycombe and Oxford.

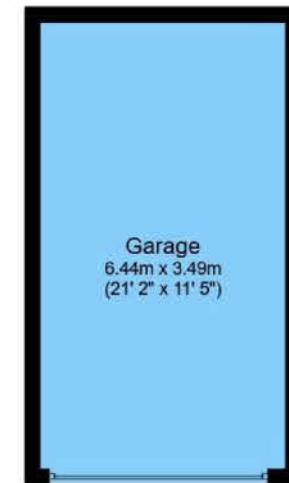
Chinnor is served by two Primary Schools, The Mill Lane School and St Andrews School. Local secondary schools are the Lord Williams in Thame (5 miles) and The Icknield School, Watlington (6 miles).



Ground Floor



First Floor



Garage

Total floor area 159.7 m² (1,719 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Pilmore Meadow, Chinnor, Oxfordshire OX39 4GA

A substantial detached family residence offering versatile space enough for the whole family. With four double bedrooms and within a walking distance to some of Oxfordshire best countryside and its walks, you can truly see why the 'Driftway' development is such a popular location.

Offers in excess of

£680,000

- Four Double Bedrooms
- Three Reception Rooms
- Garage and Driveway Parking
- Private location

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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or email wendovercfs@sequencehome.co.uk

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