



Cowleaze
Chinnor

White Lion
Residential

Cowleaze

Chinnor OX39 4TB



- Detached Four Bedroom Home
- Family Bathroom, Ensuite & Cloakroom
- Kitchen / Breakfast / Family Room
- Feature Log Burner
- Garage & Driveway Parking
- Private Rear Garden
- 3.92kW Solar PV System Fitted
- South West Facing Garden

About the property

This is an extended detached four-bedroom family home on a quiet residential road in Chinnor. Well maintained and presented throughout, this property benefits from a detached garage and driveway parking, with established gardens to the front and rear. The large kitchen is open plan to the dining / family room (both have underfloor electric heating), and French doors opening onto the south-west facing rear garden. The sitting room to the front has a lovely log burner, and upstairs the master bedroom has a large bright ensuite. There are three additional upstairs bedrooms and the family bathroom, all arranged off a generous landing. Downstairs there is a guest cloak room off the entrance hall. There is driveway parking for two cars in front of the detached garage to the side of the property. The garage has an up and over door to the front, and to the rear is a separate workshop area, partitioned from the garage, with a window overlooking the rear garden. The property has a 3.92kW Solar PV system fitted. Owned outright, commissioned in Dec 2011 and with a new inverter fitted in 2021. Over the last 10 years the average unit generation has been 3656 units per annum, which at the current FIT unit price equates to a tax free annual income of £2585. This is a bright and well cared for home, perfect for family life.





About the area

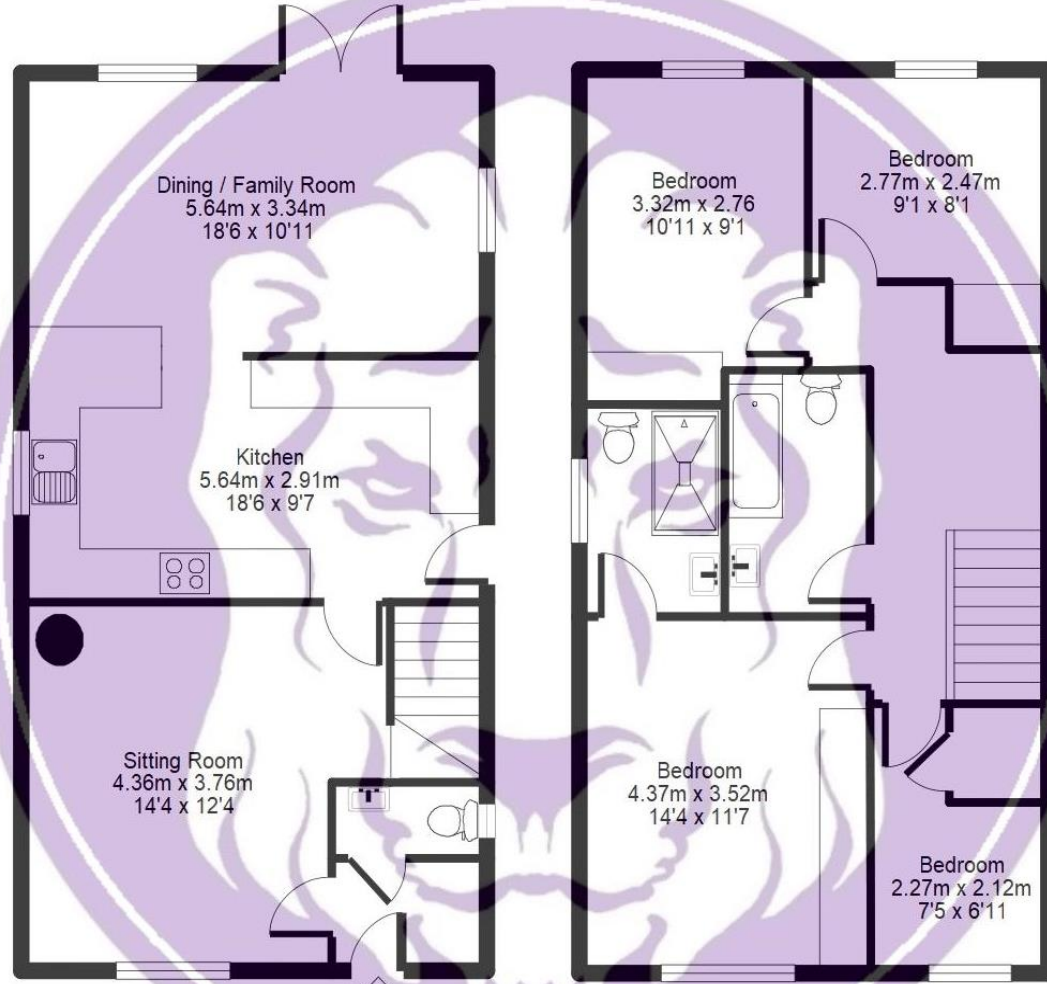
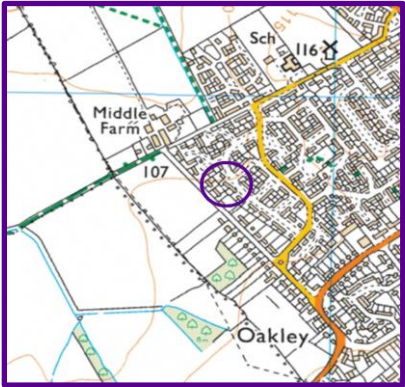
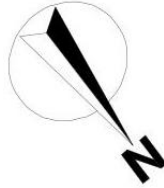
Chinnor is one of the largest villages in Oxfordshire and offers good local shopping facilities including a Co-op supermarket, Spar, Post Office, Bakery and Pharmacy. There are also Doctors & Dentists, Hairdressers, Sports Fields and play areas for children. There is good M40 access with junction 6 being approximately 3 miles away, rail links approximately 3.4 miles away in Princes Risborough and 5 miles away in Haddenham and also, a regular bus service to Thame and High Wycombe. Chinnor is served by two Primary Schools: The Mill Lane School and St Andrews School and local secondary schools are the Lord Williams in Thame (5 miles) and The Icknield School in Watlington (6 miles).



"An extended detached four bedroom family home."



Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: White Lion Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: White Lion Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. W810



Cowleaze, Chinnor, OX39 4TB

121 sq. m / 1297 sq. ft

The Old Stores, High Street, Tetsworth, Thame, Oxfordshire OX9 7AS
t. 01844 280000 e. info@whitelionresidential.co.uk

