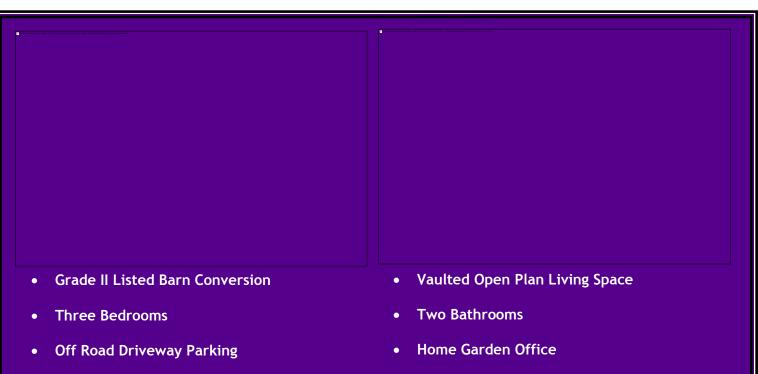


## Sydenham Road // Sydenham // Oxfordshire // OX39 4LR

# £750,000



• 85' Rear Garden

Gas Central Heating

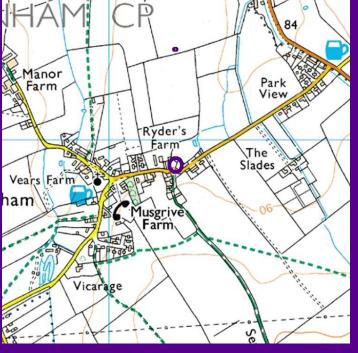
#### Description

Beautifully converted grade II listed barn with parking and an 85' rear garden. An unusually light and airy barn conversion, combining a stunning vaulted ceiling, open plan living space, with three bedrooms and two bathrooms. There are a multitude of original exposed beams and much character, all finished to a very high standard. The property is set back from the road with front garden and an 85' garden, with an open outlook to the rear. There is a timber construction home office shed in the garden, which is insulated and has power and light.

#### About Sydenham

Is a pretty and quiet village enjoying beautiful views of the surrounding countryside and the nearby Chiltern Hills. There is the Crown pub, and Saint Marys church, but beyond that it's farmland until you reach the market town of Thame around three miles away. The M40 junction 6 is just three miles away, and Haddenham Parkway and Princess Risborough stations are both under seven miles.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are davised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Dwelling type: Date of assessment: Date of certificate: Reference number: Total floor area:

(92 plus)

(81-91)

(39-54)

(21-38)

Detached bungalow 30 March 2009 30 March 2009 0257-2890-6974-0871-3951 107 m<sup>2</sup>

Current Potential

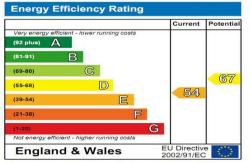
48

EU Directi

61

Environmental Impact (CO<sub>2</sub>) Rating

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**England & Wales** 2002/91/EC The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide ( $CO_2$ ) emissions. The higher the rating the less impact it has on the environment.

E

F

G

	Current	Potential
Energy use	336 kWh/m <sup>2</sup> per year	250 kWh/m² per year
Carbon dioxide emissions	6.0 tonnes per year	4.5 tonnes per year
Lighting	£97 per year	£53 per year
Heating	£786 per year	£625 per year
Hot water	£138 per year	£99 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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White Lion Residential is truly independent, owned and run by experienced estate agents who grew up and live locally. We bring together the best practices within the industry to offer a transparent and effective way to sell and let properties. The independent and privately owned nature of the company means you are dealing directly with the owners, and your sale or purchase really matters to us.

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