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bonners & babingtons

Holliers Close  
Sydenham



# Holliers Close Sydenham OX39 4NG

## Guide Price of £675,000

A charming 3 bedroom, 2 bathroom detached brick and flint property built only 7 years ago in a quiet location and offering modern family living in a beautiful countryside location. Offered chain free.

On entering the property there is a hallway where all rooms lead from and stairs to the first floor. The main reception dining room is dual aspect with a window to the front overlooking the garden and French doors to the side of the property where there is space for outdoor dining and footpath to the back of the house. The fabulous dual aspect kitchen/diner is fitted with premium integrated appliances including a dishwasher, recycle bins, pull out pantry cupboards, double electric oven and warming drawer and induction hob, all complemented with beautiful granite worktops. There is plenty of space for a kitchen table and also soft seating for the family to be together whilst meals are prepared. There is access to a separate utility room with plumbing for white goods, sink, ample storage and rear door to the back of the house.

Upstairs; The principal bedroom is a generous size, has a dual aspect and boasts its own dressing area with fitted wardrobes and further en suite shower room with heated towel rail. Bedrooms two and three are both light and airy doubles, with bedroom three having a dual aspect. The family bathroom has heated towel rail, p-shaped bath with overhead shower and vanity unit.

Outside: The west facing garden is mainly laid to lawn, bordered by mature laurel hedges and has fruitful apple and pear trees. There is a traditional style green house for growing all year round produce and raised vegetable troughs to the side of the house with blooming tomato and chili plants. The front porch area has wisteria and roses surrounding. There are electric gates to the driveway parking for numerous vehicles.

Other notable features; Gas central heating, remaining NHBC warranty







### Location

The picturesque South Oxfordshire Village of Sydenham is situated at the foot of the Chiltern Hills and is surrounded by beautiful countryside with lovely walks and rides. Within the village, there is a popular pub, a church and a preschool. For day to day shopping, recreation and schooling, Chinnor is about a mile away. Further amenities can be found in Thame, which is situated about 2½ miles north of Sydenham and offers schools at all levels, including Lord Williams School, Sports Clubs and a Leisure Centre. There is a choice of supermarkets, including Waitrose, Marks & Spencer and Sainsbury, a wide variety of stores, restaurants, cafés and pubs and a weekly market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital. More comprehensive facilities can be found in Aylesbury, High Wycombe and Oxford, about 12, 14 and 15 miles away, respectively.

Excellent transport links in the form of the M40 (J6) and mainline Railway from Princes Risborough to London, Marylebone are both within 5 miles. Chinnor (1 mile) has good everyday shopping facilities and the historic market town of Thame (3 miles).

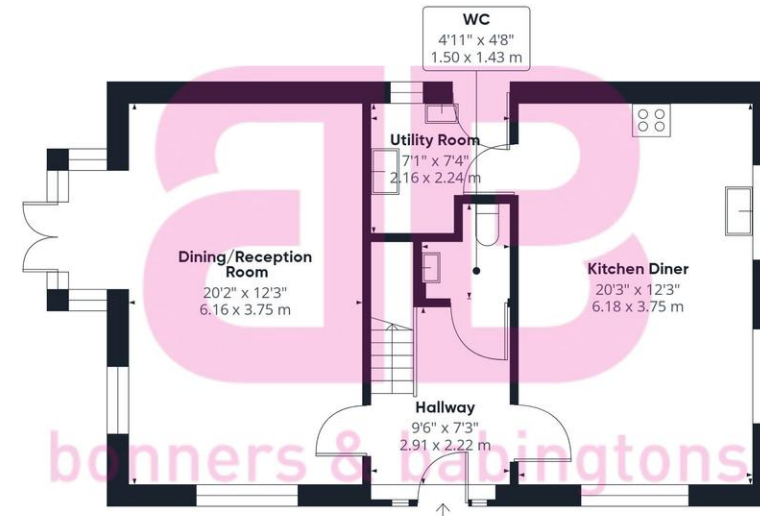


Energy Efficiency Rating		Current	Potential
How energy efficient is your property? - lower running costs			
A	92-100	64	68
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	31-38		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
How environmentally friendly is your property? - lower CO <sub>2</sub> emissions			
A	35-45	64	68
B	46-55		
C	56-65		
D	66-75		
E	76-85		
F	86-95		
G	96-100		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

Tenure: Freehold  
Council Tax Band: E



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
1265 ft<sup>2</sup>  
117.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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