

7 RUMPENNY

CHINNOR, OXFORDSHIRE. OX39 4HFY



HAMNETT
HAYWARD

7 RUMPENNY

CHINNOR, OXFORDSHIRE OX39 4FY

A modern four bedroom detached family home with garage and generous secluded garden

Nestled on the outskirts of this highly regarded Oxfordshire village, and situated along the picturesque Lower Icknield Way, Rumpenny is a quiet cul-de-sac forming part of the popular Chiltern View development, constructed by Bovis Homes in 2020.

Internally, the property offers a spacious entrance hall providing access to all the principal ground-floor rooms, together with a separate cloakroom/utility room fitted with a useful range of wall cupboards. The bright and airy dual-aspect sitting room features a plantation blind, while opposite is a versatile study/office with fitted shelving. To the rear of the property is the impressive kitchen/dining/family room, designed to provide an excellent hub for family life and entertaining. Bi-fold doors open directly onto the terrace and generous rear garden. The kitchen is fitted with an extensive range of wall and floor-mounted units, a breakfast bar and a range of integrated appliances, including a five-ring gas hob, extractor hood, dishwasher and fridge/freezer. Plumbing and space for both a washing machine and tumble dryer are conveniently located within the utility area.

On the first floor are four generous bedrooms, including a particularly attractive principal bedroom suite. The principal bedroom benefits from a dressing area with built-in wardrobes, leading through to a stylish en-suite shower room with a walk-in shower cubicle. The remaining bedrooms are served by a spacious and well-appointed family bathroom.

Outside, 7 Rumpenny is set well back from the road, approached via an area of lawn bordered by a mature beech hedge. A private driveway provides off-street parking, with access to an EV charging point and a single garage benefiting from power and lighting. To the rear, the secluded garden is a particularly appealing feature of the property. Generously proportioned for a modern new-build home, it offers a good degree of privacy and backs directly onto open land, creating an attractive outlook and a peaceful setting. This is a wonderful opportunity to acquire a generous and well-presented family home, situated within a safe and welcoming environment. The property also enjoys good access to the local station, making it an attractive choice for those commuting into London.

“AN ATTRACTIVE FOUR BEDROOM DETACHED FAMILY HOME CONSTRUCTED IN 2020 OFFERING THOUGHTFULLY DESIGNED ACCOMMODATION OF ABOUT 1326 SQFT LOCATED ON THE DEVELOPMENT IN A PRIME SETTING, ADJOINING OPEN LAND”



AT A GLANCE

- A modern four bedroom detached family home constructed by Bovis Homes in 2020
- Well planned accommodation including an open plan kitchen/dining/family room
- Four good sized bedrooms and both bathroom and shower room
- Secluded garden, off street parking (with EV charger) and garage
- Highly sought after location with excellent access to station for London Marylebone (under 40 mins)



SUMMARY

- Reception hall
- Cloakroom
- Open plan kitchen/dining/family room
- Bi-fold doors to the rear
- Sitting room
- Study/Office
- Principal bedroom with en-suite bathroom & dressing area
- Three further bedrooms
- Family bathroom
- Off street parking to the front
- Garage
- Mature rear garden adjoining open land
- Remainder of 10 year warranty
- Located close to The Chiltern Hills, an area of outstanding natural beauty
- London Marylebone in under 40 minutes from nearby Princes Risborough station
- Excellent access to M40 junction 5 for London
- The choice of excellent local schools

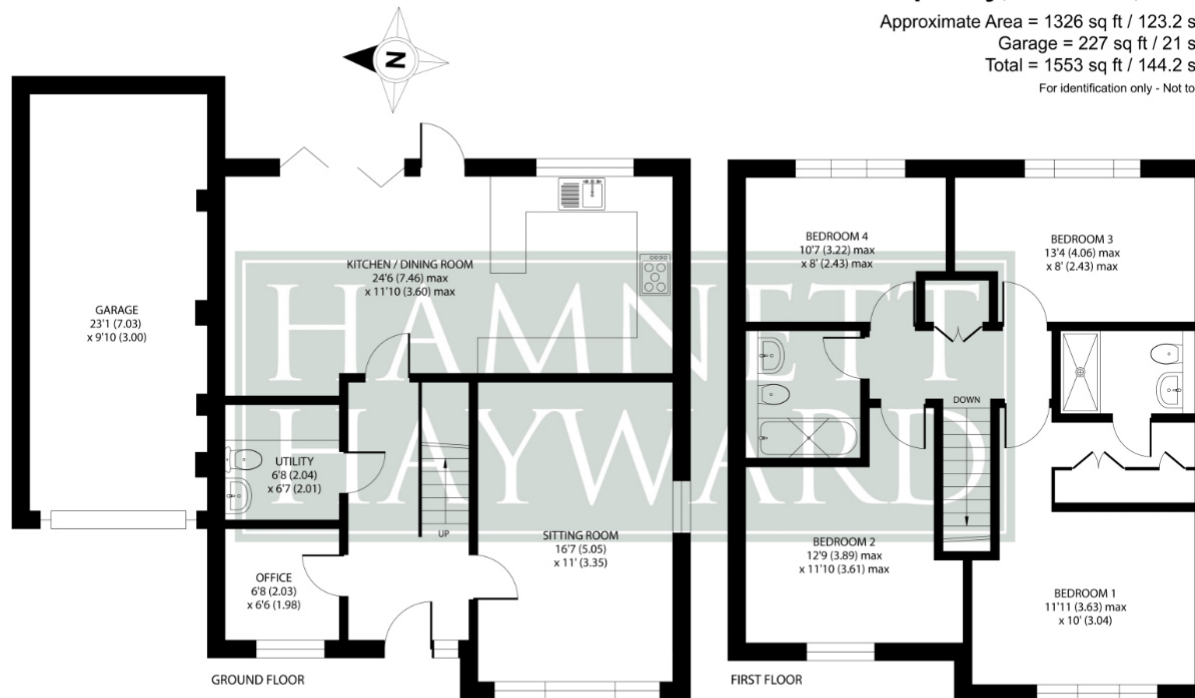
Rumpenny, Chinnor, OX39

Approximate Area = 1326 sq ft / 123.2 sq m

Garage = 227 sq ft / 21 sq m

Total = 1553 sq ft / 144.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1502590

LOCATION

The parish of Chinnor is situated in South East Oxfordshire, close to the border with Buckinghamshire and just 4 miles from the Historic and picturesque market town of Thame. Chinnor nestles at the foot of the Chilterns with the Ridgeway long distance path running close by and the former railway line used today only by periodic steam trains. There are excellent facilities within the village that include a selection of everyday shops, a supermarket, post office, butcher, hair-dressers, public houses, Indian restaurant and a recently constructed sports pavilion and social club. The village has two reputable primary schools (St Andrews and Mill Lane) and a comprehensive bus service for students at Lord Williams's secondary school. For the commuter, junction 5 of the M40 is approximately three miles distant, providing access to London, Oxford and Birmingham. There is a railway station at Princes Risborough offering regular direct line services to London Marylebone (less than 45 minutes) and Birmingham.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating to radiators.

Energy Rating: Current B (85) Potential A (109)

Local Authority: South Oxfordshire District Council

Postcode: OX39 4FY

Council Tax Band: F

Communal Management fees: £304,00 (2006)



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk