

Chinnor

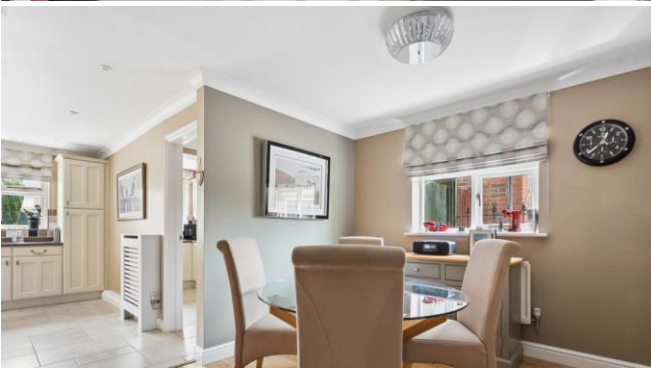
26 Lower Icknield Way | Chinnor | Oxon | OX39 4DZ



Price £840,000

ACCOMMODATION

An impressive 4 bedroom detached home
Lovely open plan kitchen/breakfast room
Separate utility room and cloakroom
Formal dining room with front aspect
Spacious sitting room with orangery
Two double bedrooms both with en suites
Two further double bedrooms & bathroom
Southerly facing rear garden & patio
Double garage partially converted to a gym
Ample driveway parking for several cars



An impressive and beautifully maintained four bedroom detached house which has been extended and modified by the current owners during their 20 years of ownership. Built by Rectory Homes and situated on the edge of Chinnor, the property offers light and spacious accommodation throughout with ample driveway parking for at least 5 cars. The reception hallway has a staircase to the first floor and downstairs cloakroom as well as access to the garage which has been part converted into a gym/studio. The formal



dining room has a front aspect whilst to the rear is a spacious open plan kitchen / breakfast room with a range of Shaker style units and integrated appliances with access to the utility room. The sitting room has a modern & contemporary inset electric fire and a splendid Orangery with underfloor heating and bi folding doors opening into the southerly facing rear garden. On the first floor both the main bedroom and 2nd bedroom have en suite shower rooms with the main room having a range of built in wardrobes. There are two further double bedrooms and a family bathroom. Externally there is a gated side access from the driveway to the south facing garden with well appointed sun terrace making it an ideal area for entertaining and al fresco dining. The remainder of the garden is mainly laid to lawn with mature borders and a summer house at the rear of the garden.

KEY FEATURES

- An extended four bedroom detached home built by Rectory Homes
- Immaculately presented throughout with additional Orangery to the rear
- Ample driveway parking for several cars to the front
- Mainline railway station at Princes Risborough – 42 minutes to Marylebone
- Easy access to M40 Junction 6 – 3.5 miles accessing London & Oxford
- Two local primary schools in the village with catchment to Lord Williams's
- Please call Colombs on 01844 214421 to arrange a suitable time to view



CHINNOR

From the period High Street to its new development Chinnor offers a broad range of housing with comprehensive local amenities including local shops, doctor's surgery, post office, hairdressers, butchers, public houses and local restaurants and a thriving active local community with a well-supported village centre.

Chinnor is situated at the foot of the Chiltern Hills with the Ridgeway path running close by and the former railway which today is used occasionally by Chinnor Steam Trains. On the edge of the border of Buckinghamshire and about 4 miles from the thriving picturesque market town of Thame were more comprehensive shopping and recreation facilities can be found. There are a comprehensive network of footpaths and bridleways along the Ridgeway and surrounding villages.

There are two well respected local primary schools within the village; St Andrews and Mill Lane which are in the local catchment area for the renowned Lord William's School in Thame and Chinnor has a bus service for students.

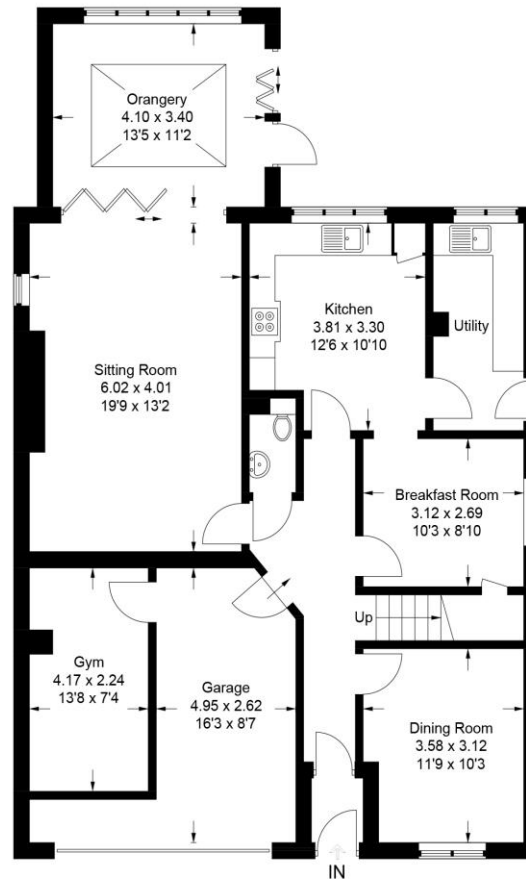
Local Authority – South Oxfordshire District Council

Council Tax - F

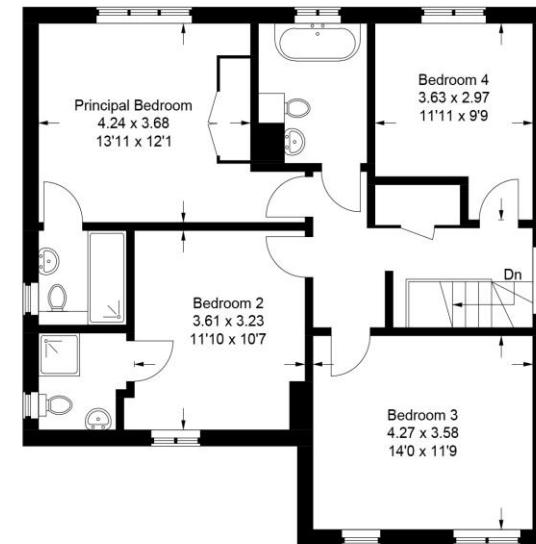
EPC - C

26 Lower Icknield Way

Approximate Gross Internal Area = 173.3 sq m / 1,865 sq ft
Garage = 24.6 sq m / 265 sq ft
Total = 197.9 sq m / 2,130 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

www.colombs.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.