

5 HERNES OAK

CHINNOR, OXFORDSHIRE. OX39 4HT



HAMNETT
HAYWARD

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A fabulous four bedroom detached family home, forming part of a private gated development offering outstanding views of The Chiltern escarpment.

Nestled on the outskirts of this well regarded Oxfordshire village, Hernes Oak is a stunning development of just eight homes constructed in 2008 by the reputable house builder Shanley homes. This fine home has been extended in more recent to provide a substantial open plan kitchen/dining/garden room with bi-fold doors opening to the garden. The village itself offers a fine selection of shops, cafe's and two outstanding schools, a plethora of stunning rural walks and excellent connections to London (Marylebone in under 40 minutes).

Internally the property has a welcoming entrance hall providing access to all ground floor receptions and has a separate cloakroom and utility room. The living room is generous and extends to 22' a wood burner has been fitted within a fireplace. Further accommodation to the ground floor includes a dining room/study to the front and a superb open plan kitchen/dining/family room with bifold doors opening to the garden. The kitchen itself is fitted with a range of modern cupboard and drawer units with ample work surfaces and integrated appliances. To the first floor are four very generous bedrooms, including a master bedroom to the rear overlooking the stunning Chilterns hills. The bedroom has a range of fitted wardrobes and a large en-suite bathroom with separate shower. A guest bedroom has an en-suite shower room and two further double bedrooms are served by a family bathroom.

Outside, the property is set back within this attractive development offering a peaceful and private position. To the front is a detached double garage with parking for 2-3 vehicles. The rear gardens are laid predominantly to lawn with a range of mature flower borders. A generous terrace provides the perfect position for entertaining and with a Southerly aspect, the garden is drenched in sunshine.

This is a wonderful opportunity to acquire a generous family home, located within a safe 'family friendly' environment with outstanding views and good access to the station for commuting into London. With No onward chain, this home is ready for immediate occupation.

"A WELL PROPORTIONED FOUR BEDROOM DETACHED HOME, ENJOYING AN EXCLUSIVE DEVELOPMENT OF JUST FIVE PROPERTIES ADJOINING OPEN COUNTRYSIDE WITH OUTSTANDING VIEWS OF THE CHILTERNs"



At a Glance

- A stunning four bedroom detached family home, within an exclusive gated development
- Breathtaking views of The Chiltern hills , an area of outstanding natural beauty
- A stylish and well proportioned interior with open plan kitchen/dining/family room with bi-folds
- Mature rear garden with a Southerly aspect, adjoining open countryside
- Highly sought after location with excellent access to station for London Marylebone (under 40 mins)

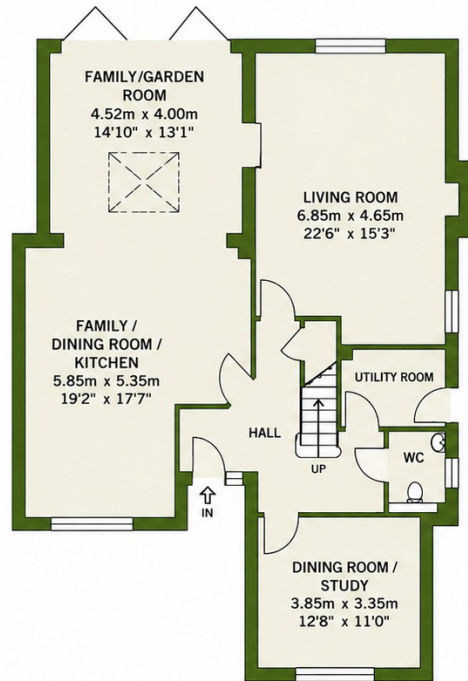


SUMMARY

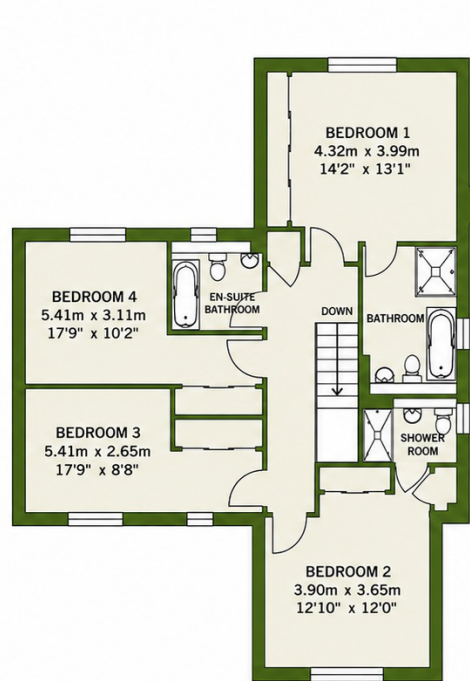
- Reception hall
- Cloakroom
- Open plan kitchen/dining/family room with views over the lovely garden
- Bi-fold doors to the rear
- 22' Sitting room with wood burner
- Dining room/study
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom
- Off street parking to the front
- Detached double garage
- Mature rear garden offering a Southerly aspect.
- Outstanding views of The Chiltern Hills, an area of outstanding natural beauty
- Exclusive gated development
- 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
- No onward chain

NOT TO SCALE

Total approx. floor area 2142 sq.ft. / 199 sq.m



GROUND FLOOR



FIRST FLOOR



**HAMNETT
HAYWARD**

PROPERTY CONSULTANTS

5 Hernes Oak, Lower Icknield Way, Chinnor, OX39 4AU

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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 (81) Potential B (86)

Local Authority: South Oxfordshire District Council

Postcode: OX39 4HT

Council Tax Band: F

Management company: Approx £600 PA, paid in two instalments.

Operated as a residents association.

GUIDE PRICE **£850,000**

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