

bonners & babingtons

Lower Icknield Way
Chinnor
Oxfordshire
OX39 4EB

Guide Price £825,000

A Substantial Detached Family Home with Exceptional Gardens & Countryside Views. A rare and exciting opportunity to acquire a substantial four-bedroom detached family home, discreetly positioned within an exceptionally large plot of over 300 feet, enjoying far-reaching views across adjoining farmland towards the Chiltern Hills.

Originally constructed in the 1950s as a detached chalet-style bungalow, the property has been thoughtfully extended over the years to create a generously proportioned two-storey family residence. Set back from the road and approached via its own private driveway, the property enjoys an enviable degree of privacy and offers tremendous scope for further enhancement and the creation of a truly individual dream home.

The property is approached via a private driveway, discreetly screened by mature shrubs and established trees. Steps lead to the front entrance, opening into a welcoming entrance hall which provides access to the principal living accommodation.

The generous living room provides a comfortable central reception space, with a conservatory beyond, creating an attractive connection with the extensive gardens and providing an ideal setting from which to enjoy the property's peaceful surroundings.

A further door from the living room leads into an additional reception room or study, offering excellent flexibility for those requiring a home office, snug, playroom or additional entertaining space.
Situated towards the front of the property is a substantial dining room, ideally suited to both everyday family life and larger-scale entertaining.
The ground floor is completed by a cloakroom/shower room and a well-proportioned kitchen, providing a practical foundation for future modernisation and personalisation.
To the first floor are four bedrooms, together with a family bathroom, providing ample accommodation for a growing family or those seeking additional space for guests and home working.

Predominantly laid to lawn and complemented by a variety of mature trees, established shrubs and planting, the gardens provide an impressive private setting with an abundance of potential for landscaping, recreation and outdoor entertaining.

A substantial patio terrace immediately adjoining the property provides the perfect setting for al fresco dining and summer entertaining, whilst the considerable depth of the garden creates an exceptional sense of space and privacy.



















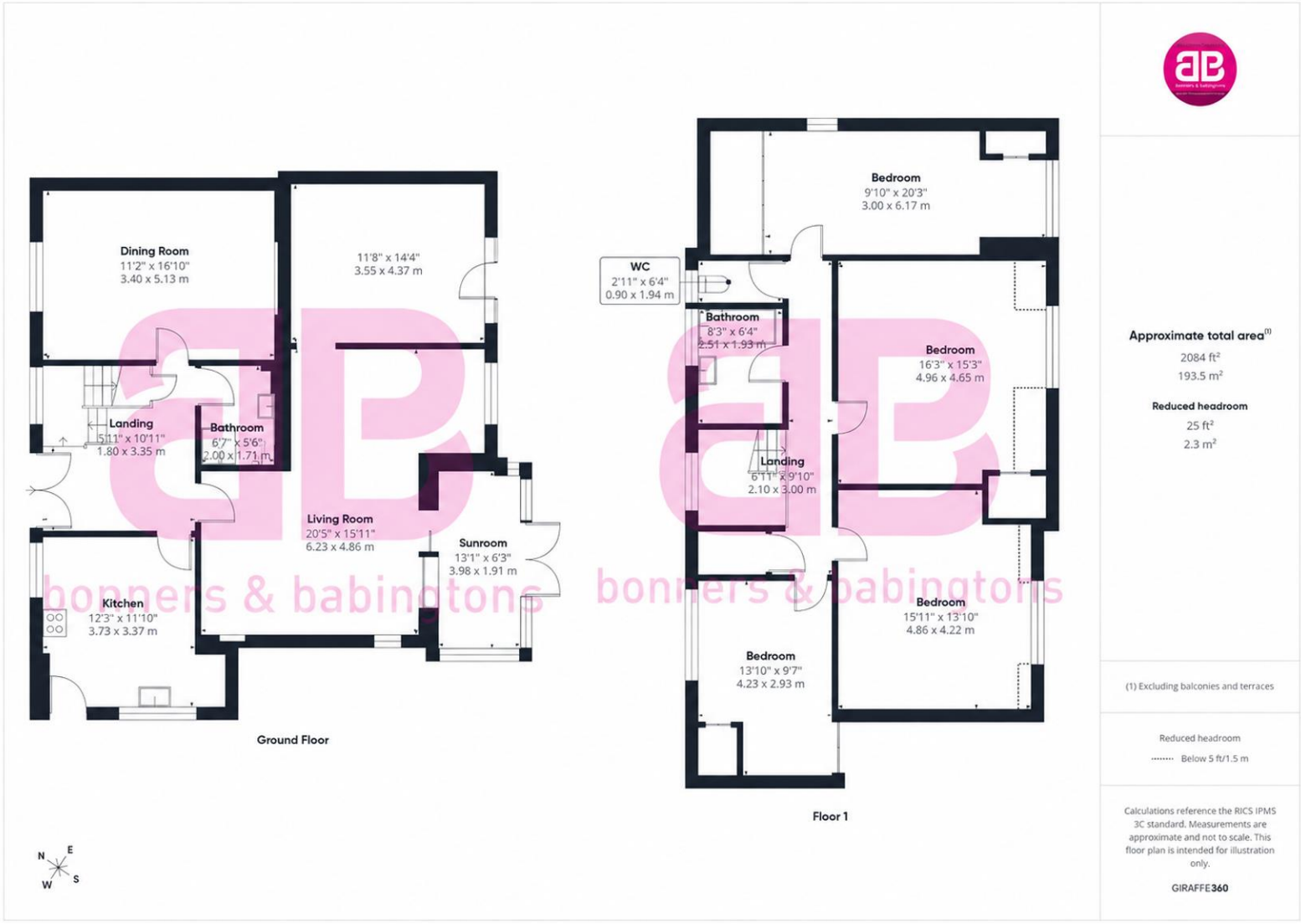
Chinnor

Positioned at the foot of the Chiltern Hills, Chinnor is a highly regarded Oxfordshire village, ideally located close to the Oxfordshire/Buckinghamshire borders.

The village offers a comprehensive range of everyday amenities, including a variety of independent shops, churches, traditional pubs and restaurants, post office, doctor's surgery, nursery provision and two combined schools. The area is also within catchment for the well-regarded Lord Williams's secondary school in Thame.

For commuters, the M40 (Junction 6) is approximately three miles away, providing convenient access towards Oxford, High Wycombe and London. Oxford is approximately 20 miles away, High Wycombe approximately 13 miles and London approximately 48 miles.

Princes Risborough mainline station, approximately five miles from the property, provides direct rail services to London Marylebone, with journey times of around 35 minutes.



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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