



Connells

Lower Icknield Way
Chinnor



Property Description

The Farthings is a charming character cottage combining period features with stylish modern upgrades. Improved by the current owner, the property includes a fitted wood-burning stove in the cosy living room and a spacious kitchen/dining room with central island, stone flooring and patio doors opening onto the private rear garden.

Upstairs are two well-proportioned bedrooms and a contemporary bathroom with a separate shower.

Outside, the generous rear garden is mainly laid to lawn with a patio seating area, ideal for relaxing or entertaining. A pathway leads to the garage, accessed via a gated entrance from Holland Close.

Chinnor, situated at the foot of the Chiltern escarpment, is a thriving village of around 7,000 residents. Amenities include a supermarket, village store, Post Office, bakery, butchers, pharmacy, doctors, dentists, hairdressers, sports facilities, children's play areas and a selection of pubs.

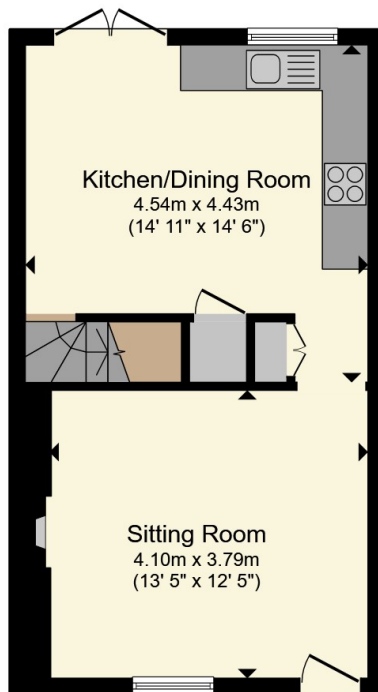
The M40 (J6) is approximately three miles away, providing excellent links to Oxford and London. Princes Risborough station, around four miles away, offers Chiltern Line services to London Marylebone and Birmingham Moor Street. Regular bus services also connect Chinnor with Thame, High Wycombe and Oxford.

The village is served by Mill Lane Community Primary School and St Andrews CE Primary School, with secondary education available at Lord Williams's School in Thame and Icknield Community College in Watlington.

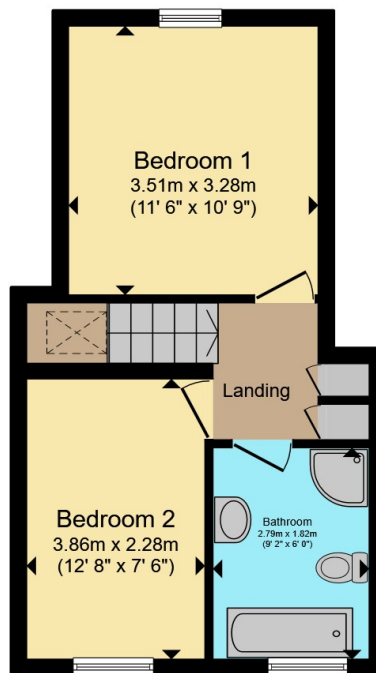
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 69.9 m² (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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103 High Street
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EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/THM307412

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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