



6 Moor Close, Chinnor, OX39 4FT



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Situated in the sought-after Oak Hill Park development in the popular village of Chinnor, this well presented 3 bedroom detached family home enjoys a wonderful position with far reaching views of the Chiltern Hills. The property benefits from a generous driveway providing off-road parking for several vehicles with EV charger on the driveway, a single garage, rear garden access and a green open space separating the property from the road.

Chinnor is a highly regarded village with a variety of independent shops, pubs, cafés and restaurants. There are two primary schools with secondary schooling available nearby as well as sports facilities, children's play areas, and access to the Ridgeway walking trail leading directly into the Chiltern Hills. A main line railway station with services to London Marylebone is a short drive away, while the M40 motorway provides convenient access to Oxford, High Wycombe and London.



Tenure - Freehold

A pathway bordered by decorative stone chippings leads through the front garden with open porch above.

Inside, the welcoming entrance hall provides stairs rising to the first floor and access to the principal ground floor accommodation. There is a convenient cloakroom, fitted with WC and hand wash basin.

The kitchen is positioned at the front of the property and is fitted with a range of base and wall mounted units complemented by work surfaces. Integrated appliances include a double oven and hob with extractor hood above, whilst there is space for a dishwasher and washing machine. A one-and-a-half bowl stainless steel sink with drainer is set beneath the front-facing window.





To the rear of the property, the spacious living/ dining room offers an excellent space for both relaxing and entertaining. French doors lead directly onto the rear garden, allowing plenty of natural light to flood the room creating a natural connection between the indoor and outdoor living spaces.

On the first floor, the principal bedroom enjoys a peaceful rear aspect and benefits from a modern ensuite shower room. There are two further bedrooms, one overlooking the front and the other to the rear. The family bathroom is fitted with a white suite comprising a bath with hand-held shower attachment, shower rail and curtain, WC and hand wash basin.

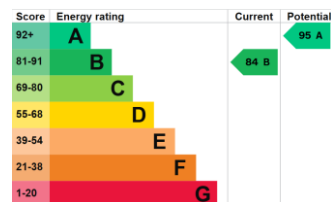
Outside, the uniquely private and secluded rear garden has been thoughtfully designed with a generous patio area opening the space around a well-kept central lawn. A raised decking area provides a comfortable and quiet place to enjoy the afternoon sun amongst wandering jasmine and established roses.

A side gate provides convenient access to the front of the property and into the spacious garage.

Overall this property combines generous parking, practical accommodation and beautiful countryside views with great transport links.



Directions: From our office, turn right onto High Street, continue onto The Street, at the roundabout, take 1st exit onto Benson Lane, follow A4074, turn right onto Church Road, turn right onto Castle Square, turn left Watlington Road follow B4009, at the roundabout take 2nd exit onto The Sands, follow B4009, continue onto Brook Street, turn left onto Couching Street follow B4009 continue onto A40 onto Chinnor Rd turn right onto Lummas Mead, turn right to Moor Close, the house is on the right.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Approximate Gross Internal Area = 91.5 sq m / 985 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 109.5 sq m / 1179 sq ft

