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Cowleaze
Chinnor

Cowleaze Chinnor OX39 4TB Guide Price £475,000

A deceptively spacious, 3-bedroom semi-detached property with conservatory and separate garage on a desirable road in Chinnor, close to local schools, shops and amenities and with excellent transport links.

The property enters into a useful porch for shoes and coats which also has access to the downstairs cloakroom and further door to the main reception room. This room is bright and airy with a large front window and a semi open plan layout to the dining room, with sliding doors out to the added conservatory, offering an abundance of light and a useful extra reception room, currently used as an art studio. There are French doors out to the rear enclosed Southwest facing garden.

Also from the dining room is a door to the modern kitchen, which benefits from ample waist and eye level units, space for white goods, slimline dishwasher, fridge freezer and electric oven and a large pantry style cupboard. There is side door access to the driveway and a further door leading back to the reception room.

Upstairs: The bright landing leads to all three bedrooms, the master and second bedroom are large doubles with alcoves perfect for wardrobes. All are serviced by the modern family bathroom with bath and overhead shower, there is ample space for additional storage. Also on the landing is a large linen cupboard and access to the partially boarded loft with power and ladder.

Outside: The rear southwest facing garden is a good size and a blank canvas waiting for a green fingered person to put their stamp on it. There is side access to the single garage, which part of it could easily be converted to a wonderful home office/summer house along with storage space. There is a gate to the front of the garage, driveway parking for several vehicles and front garden.

Other notable features: Double glazing and gas central heating throughout.





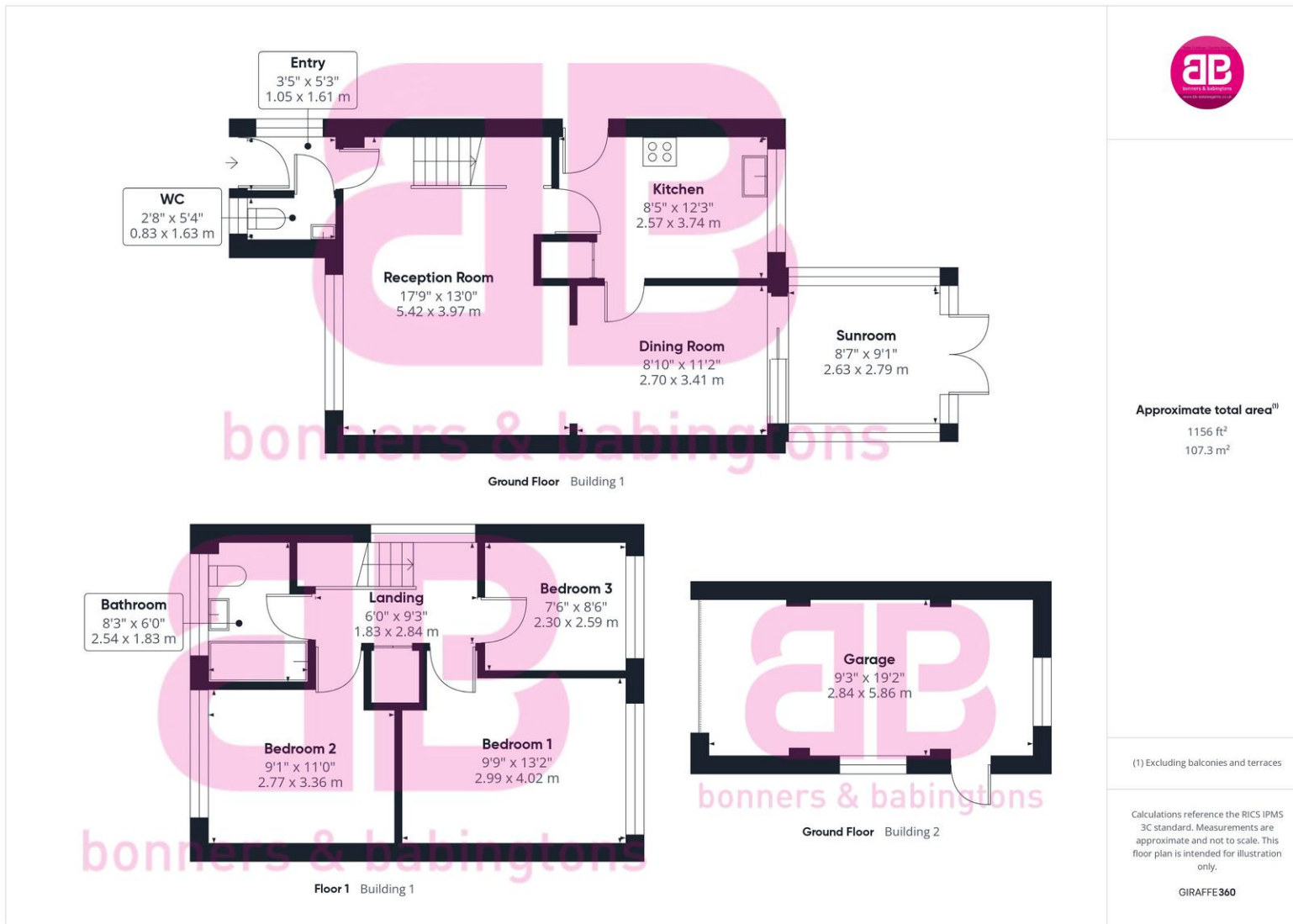
Location
 Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).



Tenure: Freehold
 Council Tax Band: D

Energy Efficiency Rating		Current	Potential
107-109	A		
81-101	B		
62-80	C		
45-61	D		
29-44	E		
13-28	F		
1-12	G		



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

19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

chinnor@bb-estateagents.co.uk

