



bonners & babingtons

Moor Close
Chinnor

Moor Close Chinnor OX39 4FT

Guide Price £525,000

An immaculately presented 3-bedroom detached house with garage, situated in the most desirable development in Chinnor. Close to the local nature reserve, fabulous countryside walks and local shops, schools and amenities.

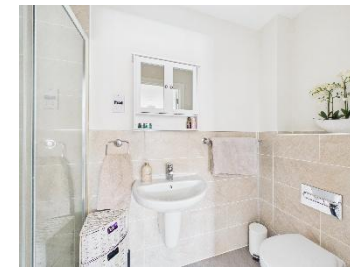
The property enters into a hallway with doors to all rooms and stairs to the first floor. The contemporary kitchen is a bright and spacious size with ample waist and eye level units, integrated fridge freezer, double oven, dishwasher and washing machine. To the rear of the property is the large, sunny dining/reception room, where there is room for a family table, added bespoke shelving to the dining area and plenty of space for comfortable seating near to the French doors that lead out to the rear enclosed garden. There is also a useful understairs cupboard and separate cloakroom downstairs.

Upstairs are three light and airy bedrooms, with the master benefitting from modern ensuite shower facilities and view of the garden. The two other bedrooms are serviced by the bright family bathroom. There is a large linen cupboard and access to the loft from the landing.

Outside: The rear, enclosed south westerly facing garden has an area of patio for socialising and entertaining from the reception room, with the rest laid to lawn. Pretty shrubs and plants have been added to the borders to add colour and texture in the summer months, behind the garage is an additional area of lawn that could be turned into a secret patio offering tranquility and seclusion perfect for catching the evening sun. There is a side door to the garage which has power and lights and gated access to the driveway parking for several vehicles.

Other notable features; double glazing and gas central heating throughout, part boarded loft with ladder and lights, remaining NHBC warranty.





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: E



Energy Efficiency Rating		Current	Potential
107-121 kWh	A	54	62
81-106 kWh	B		
65-80 kWh	C		
49-64 kWh	D		
33-48 kWh	E		
17-32 kWh	F		
1-16 kWh	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
107-121 g/kWh	A	66	64
81-106 g/kWh	B		
65-80 g/kWh	C		
49-64 g/kWh	D		
33-48 g/kWh	E		
17-32 g/kWh	F		
1-16 g/kWh	G		
Not environmentally friendly - higher CO ₂ emissions			



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
1091 ft²
101.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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