



bonners & babingtons



# Ashridge Chinnor OX39 4JU

Guide Price £470,000

An exciting opportunity to acquire a 3 bedroom corner plot with potential to add a 2 storey side extension. Situated within a quiet cul de sac, close to local shops, 'outstanding' schools & amenities.

The property consists of: entrance hallway with downstairs cloakroom and space for coats and shoes. The spacious reception room is to the front of the property, has original parquet flooring and a door to the kitchen/diner.

The kitchen/diner overlooks the pretty garden with access via modern sliding doors. There is ample eye and waist level storage, built in oven and separate microwave, plumbing for white goods and a useful walk in pantry.

Upstairs there are three bedrooms all with built storage, there is also a pull out small double bed which is integrated into one of the cupboards, and a family bathroom.

## Outside

The south east facing garden is laid mainly to lawn, with side garden that could be used to form part of an extension. There is also access to the front of the property and private driveway for numerous cars. The property boasts a garage and workshop with power and lights, offering potential to convert into further living accommodation, single or 2 storey, as other neighbours have already done. (subject to planning permission).

Other notable features include: Gas central heating, new windows, doors and boiler in 2016/2017 and part boarded loft with power.







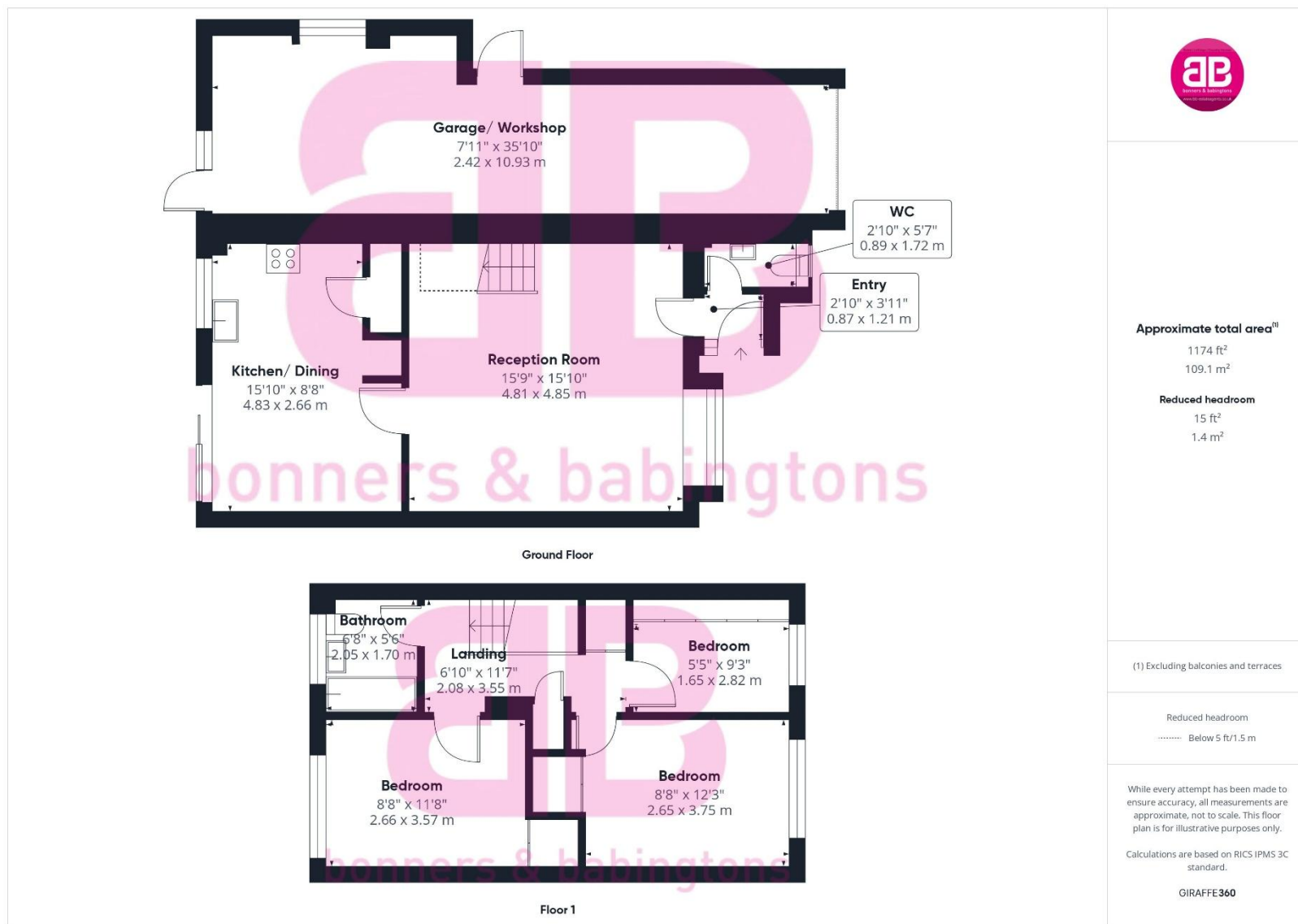
**Location**  
 Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire and Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgeries, two nurseries 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: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | 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

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