



bonners & babingtons

Kiln Avenue  
Chinnor



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Chinnor  
OX39 4BZ

## Guide Price: £425,000

A rare opportunity to acquire a beautifully presented two-bedroom, two-bathroom detached home with garage and separate home office, situated in the highly sought-after Old Kiln Lakes development. Set amidst stunning countryside, the property offers immediate access to scenic walks and outdoor pursuits, right on your doorstep.

This generously sized property features a welcoming hallway providing access to all ground floor rooms and stairs to the first floor. At the front of the home, the well-equipped kitchen offers an excellent range of both base and wall units, along with plumbing for essential appliances and space for a fridge/freezer. It also includes an electric oven with gas hob and has ample room for a breakfast table—ideal for casual dining. The bright and spacious main reception room is located at the rear of the property, featuring a stylish electric feature fireplace, generous space for both lounge and dining areas, a practical understairs storage cupboard, and elegant French doors opening onto the enclosed rear garden.

A separate cloakroom adds further convenience to the ground floor.

**Upstairs**, the master bedroom enjoys double windows overlooking the rear garden and rolling hills beyond, flooding the space with natural light and enhancing the room's airy feel. It offers ample space for wardrobes and storage, benefits from a contemporary en-suite shower room, and is fitted with a recently installed air conditioning unit to ensure year-round comfort. The second double bedroom is situated at the front of the property and enjoys a private, uninterrupted outlook. Also on the first floor is a fresh, modern family bathroom complete with bath and shower attachment, alongside a handy linen cupboard.

**Outside**, the south-east facing rear garden is perfect for entertaining, featuring a generous decked area with a raised barbecue platform. The remainder of the garden is laid to lawn and beautifully bordered with an array of mature plants, shrubs, and trees.







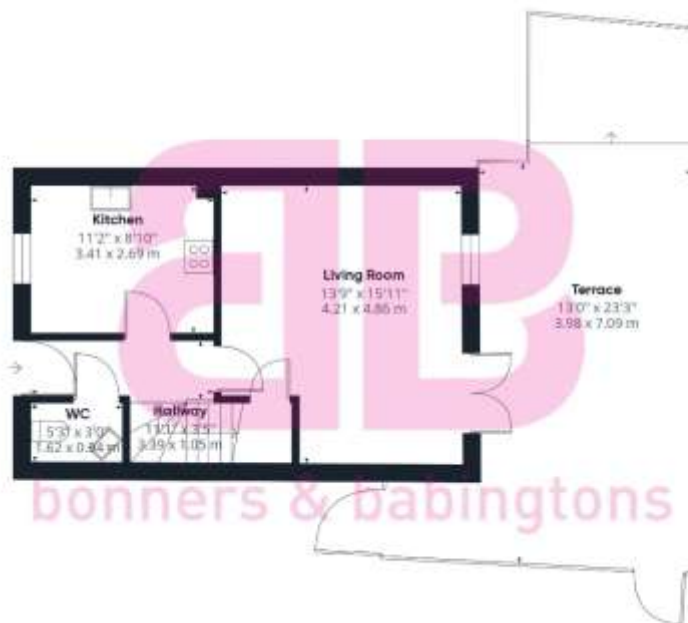
The property benefits from a thoughtfully converted home office, created by utilising a third of the garage space. This insulated room features underfloor heating, power, and lighting—making it ideal for year-round use. Above, there is loft access via a fitted ladder to a fully boarded loft space that spans the entire length of the garage, offering excellent additional storage. A side gate provides convenient access to the driveway and to the remaining garage area, which retains an up-and-over door. An EV charging point is also installed, adding further practicality. Additional notable features include solar panels for hot water, efficient gas central heating, outdoor power sockets, and full fibre broadband connectivity—ensuring the property is well-equipped for modern living.

#### **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



Floor 1 - Building 1



Ground Floor - Building 2

Approximate total area<sup>1</sup>

940 ft<sup>2</sup>

87.3 m<sup>2</sup>

Balconies and terraces

408 ft<sup>2</sup>

37.9 m<sup>2</sup>

(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.

GRAFFS 360

#### 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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