



bonners & babingtons

Siareys Close  
Chinnor

# Siareys Close Chinnor OX39 4EF

Offers in Excess of: £375,000

A spacious 2 bedroom end of terrace property on a small development in the heart of the village with potential to extend to the side, in excellent condition and tastefully decorated throughout. Within walking distance to local shops and amenities and in catchment for the popular St Andrews School.

The property comprises: entrance hall with downstairs wc and access to kitchen, staircase and reception room. The kitchen is bright and modern with ample waist and eye level units, integrated fridge freezer, electric oven and gas hob, and space for dishwasher and washing machine. The main reception room has plenty of space for comfortable seating and a separate dining area, useful understairs cupboard and French doors to the rear enclosed garden.

Upstairs: The master bedroom benefits from fitted wardrobes and view of the rear garden and the second large double bedroom has dual windows for a light and airy feel. The contemporary family bathroom has a P shaped bath with overhead shower and heated towel rail.

Outside: The rear enclosed South facing garden is generous in size and boasts additional space to the side of the property that with relevant planning permission could be used to extend. The majority of the garden is laid to lawn, has a sociable patio area and additional garden shed.

Other notable features include; gas central heating and double glazed windows throughout, 2 allocated parking spaces at the front of the property and part boarded loft





#### Location

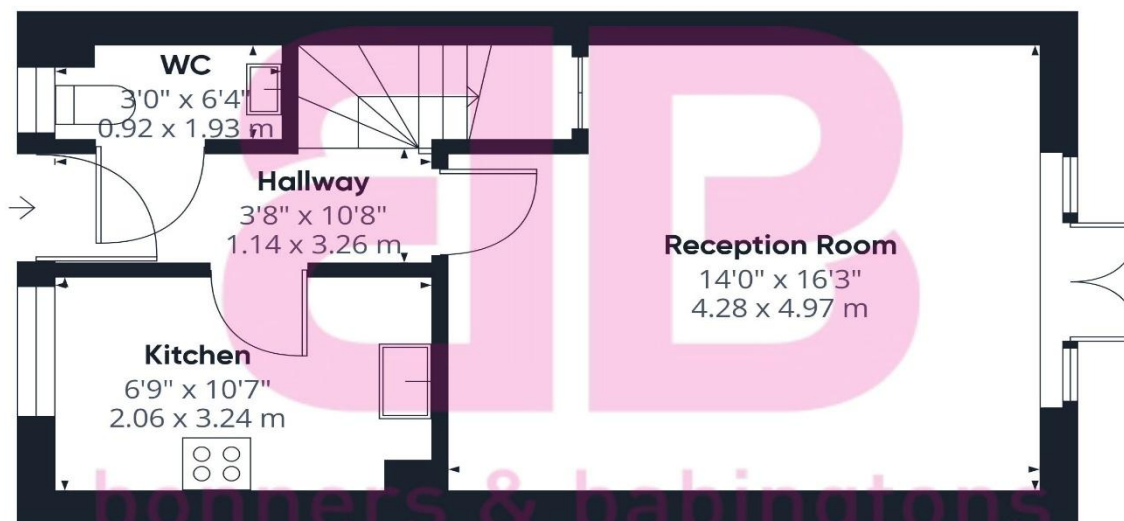
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two 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).

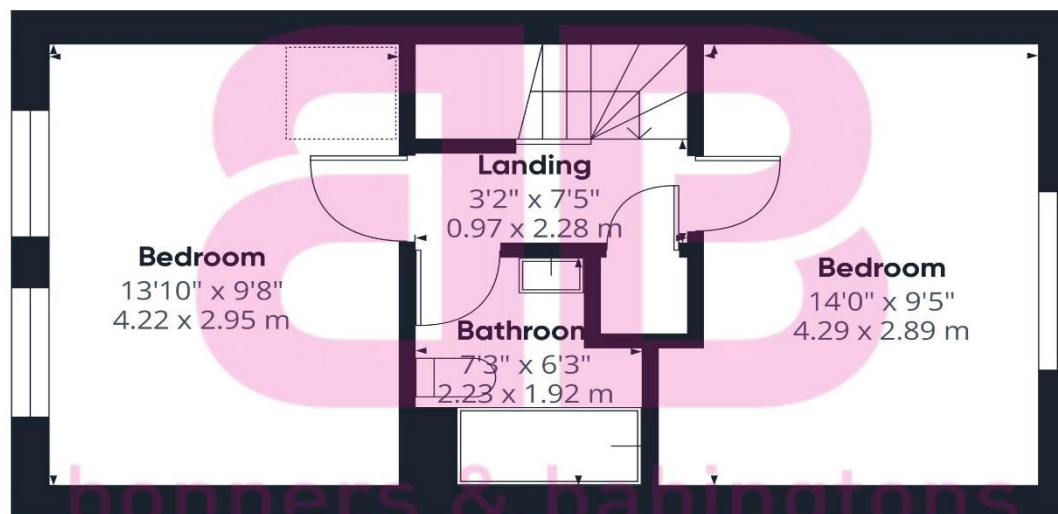
Council Tax Band C

EPC Rating C with Possible B





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

713.97 ft<sup>2</sup>  
66.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Disclaimer**

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