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bonners & babingtons

Rushland Field
Chinnor

Rushland Field Chinnor OX39 4FZ

Offers in Excess of: £600,000

A stylish and contemporary 4 bedroom detached property with garage, offering wonderful modern family living in a sought after development. The property benefits from bespoke amendments made by the previous owners, offering additional storage solutions and pretty landscaped gardens.

Before entering the house, the scent of climbing wisteria, lavender and roses welcomes you; through the door is an inviting hallway where all rooms and staircase lead from. The home office has purpose-built desk and storage units, bench seating and overlooks the front of the property. Along the corridor is the utility room and downstairs wc with integrated washer/dryer, storage and added vanity units.

As you enter the kitchen you are greeted by the contemporary design - to the right is the well-appointed kitchen with integrated fridge/freezer and dishwasher, gas hob and double electric oven - to the right are bespoke pantry storage cupboards with hidden pull out bins and American Fridge Freezer. At the end of the room are further bespoke units with wine rack. There are French doors to the rear garden and a second set to the reception room - this room is bright and airy with a dual aspect, complimented by a charming bay window to the front, there is also a second door to the hallway.

Upstairs are four double bedrooms; the master has a large built in wardrobe and stylish ensuite shower facilities. Bedroom four also benefits from built in storage and window seating. The family bathroom has a bath with overhead shower, vanity units and heated towel rail. Also upstairs is a large linen cupboard and access to the boarded loft.

Outside: The garden has been landscaped to create a fantastic space that is perfect for family life but also excellent for socialising and entertaining. With sandstone patio and access to the separate garage and driveway, the secluded space is bordered by pretty shrubs and trees and a pergola with climbing wisteria. The drive has space for several cars and tidy bin stores.





Other notable features:
Remaining NHBC warranty,
water softener, gas central
heating, vacant possession.

Location

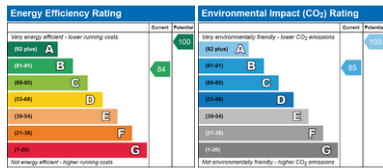
Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two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

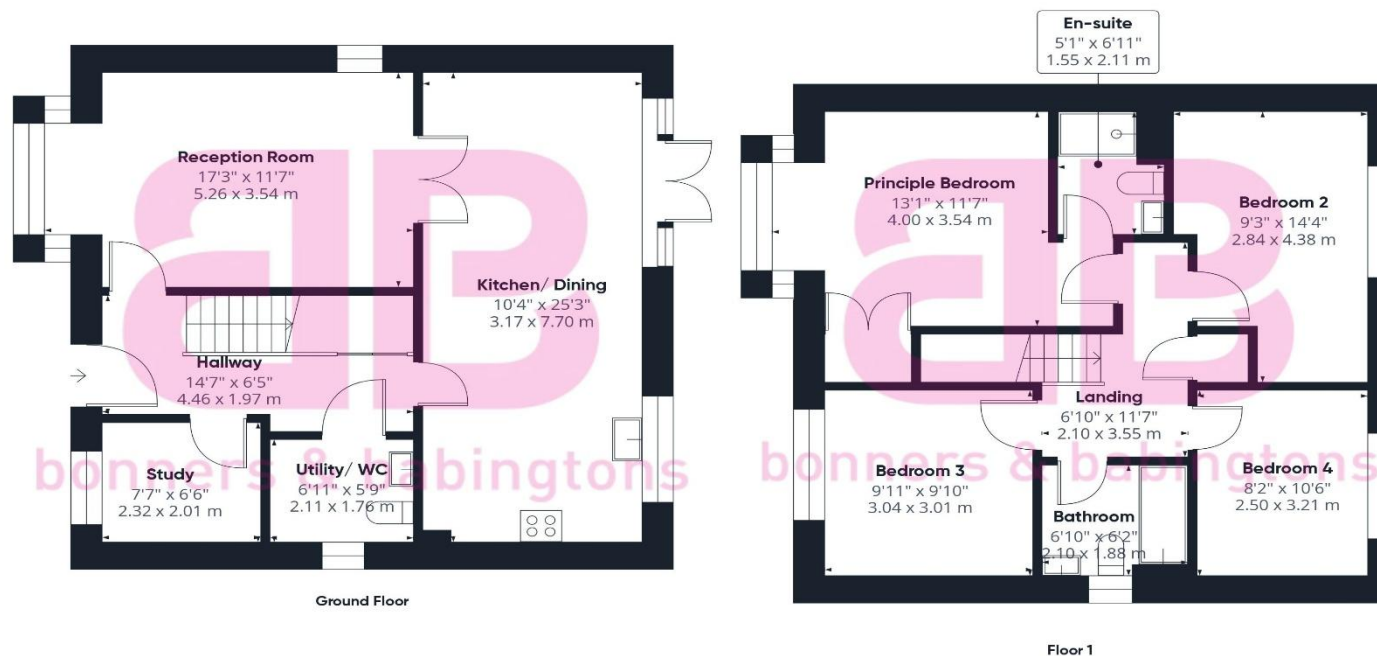
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).



Tenure: Freehold

Council Tax Band: F





Approximate total area⁽¹⁾
1276 ft²
118.6 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor

Approx. 21.0 sq. metres (225.6 sq. feet)



Total area: approx. 21.0 sq. metres (225.6 sq. feet)

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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