



Littlemoor Field
Chinnor

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An immaculately presented modern 4 bedroom detached property with 2 reception rooms, 3 bathrooms and garage. Situated just a short stroll to the nature reserve, in this sort after development. Close to local shops & amenities.

Littlemoor Field, Chinnor, Oxfordshire, OX39 4FS

Offers in excess of £750,000

- Immaculately Presented
- Modern 4 Bedroom Family Home
- 2 Reception Rooms
- 3 Bathrooms
- Fabulous Kitchen/Diner
- Situated Close To The Nature Reserve
- Detached Garage
- Close To Local Shops & Amenities
- Downstairs Cloakroom
- East Facing Garden



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Chinnor

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).



Description

An immaculately presented modern 4 bedroom detached property with, 2 reception rooms, 3 bathrooms and garage. Situated just a short stroll to the nature reserve, in this sort after development. Close to local shops & amenities.

The property consists of: a spacious entrance hallway where all rooms lead from, with built in understairs storage and a downstairs cloakroom.

The main dual aspect reception room is a bright and sunny room with French doors to the patio and garden, and in addition there is a second reception room/study or playroom.

The triple aspect kitchen/diner really is the heart of the home, a great place to socialise with friends or simply for the family to gather at the end of a busy day. The well appointed kitchen, has ample eye and waist level units, breakfast bar, integrated fridge/freezer, dishwasher and washer/dryer, a useful storage cupboard and two sets of French doors to the garden.

Upstairs

The master bedroom overlooks the pretty garden with double windows, and benefits from fitted wardrobes and a full ensuite bathroom with bath and separate shower.

The second bedroom also offers fitted wardrobe's and an ensuite shower room.

There are two further good size bedrooms and a family bathroom, with bath and overhead shower.

Outside

The east facing garden is laid mainly to lawn, with mature shrubs and hedging providing colour and privacy all year round. There are two patio areas perfect for alfresco dining during the summer months, access to the detached garage and a gate to the private driveway.

Other notable features include: Gas central heating, remaining NHBC warranty, boarded loft with light and ladder.





General Remarks and Stipulations

Tenure
Freehold

Post Code
OX39 4FS

EPC Rating
B

Viewing
Strictly by appointment with
Bonners & Babingtons

Local Authority
South Oxfordshire

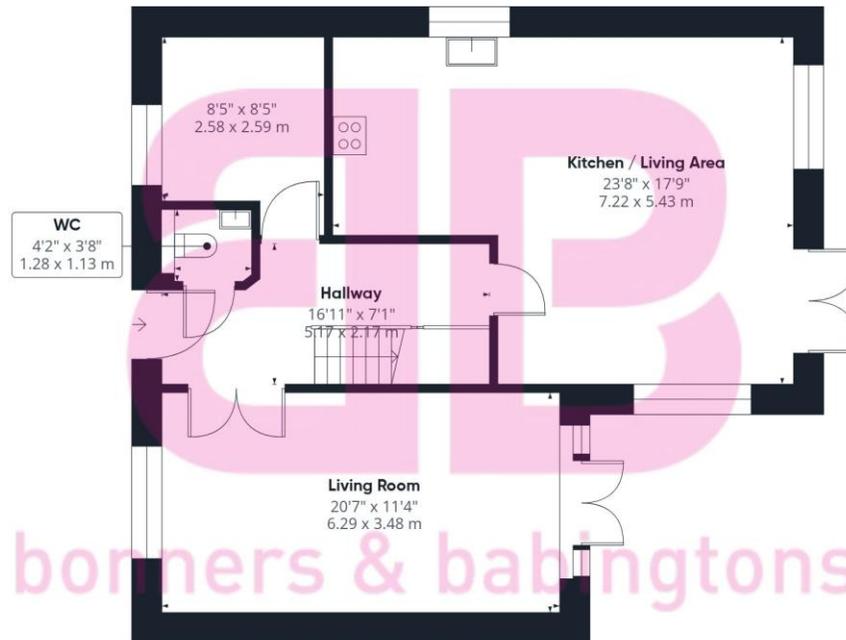
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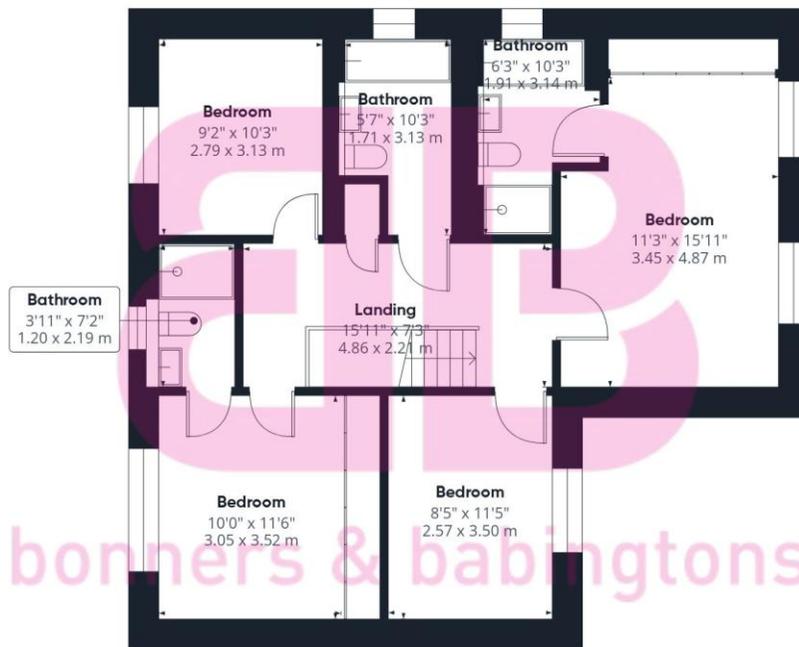
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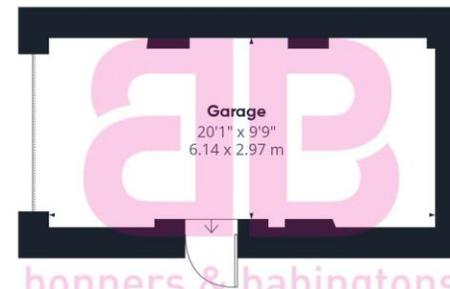




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1760 ft²

163.6 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.

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