



bonners & babingtons

4 Walnut Tree Close
Chinnor

Walnut Tree Close Chinnor OX39 4HF

Guide Price: £575,000

An immaculate and beautifully presented 3 bedroom detached house situated on a small, quiet development of just 8 properties built only 8 years ago. Originally the show home, the house boasts a contemporary modern layout throughout. Close to local shops and amenities.

The property comprises; entrance hall where there are doors to the kitchen and the main reception room and a separate cloakroom. There is underfloor heating throughout the downstairs. The kitchen is light and spacious with ample units, both waist and eye level for storage, has an integrated fridge freezer, double oven, washer/dryer and dishwasher. There are glass doors to the dining/reception room, giving additional light to the room and creating a wonderful flow of the downstairs living space. The dining/reception room has been thoughtfully designed to create areas for sociable dining and comfortable seating, there are French doors to the rear enclosed garden.

Upstairs are three bedrooms with the master boasting fitted wardrobes and ensuite shower room, comprising; rainfall double shower, vanity unit and heated towel rail. The second bedroom is a large double and the third also benefits from a built in wardrobe. The modern family bathroom has a bath with overhead shower, vanity unit and heated towel rail.

Outside; the private rear south facing garden has been tastefully landscaped to create separate sunny seating areas and a central lawn with pretty trees and shrubs surrounding. A useful storage shed has been built to one side of the house and the other side has a gate to the front, where there is one parking space on either side of the property and access to the Walnut tree and communal space.

Other notable features; remaining warranties, boarded loft with ladder and power, 2 parking spaces, no through road





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 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).



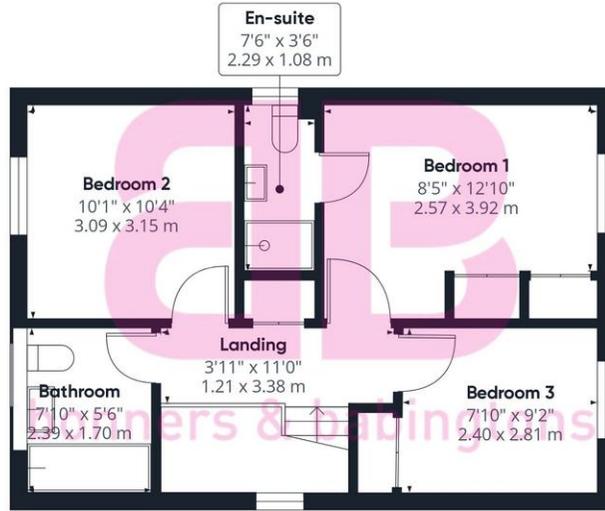
Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 933.98 ft²
 86.77 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 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

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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