



bonners & babingtons

Moor Close
Chinnor

Moor Close Chinnor OX39 4FT

Offers in excess of: £500,000

An immaculately presented 3 bedroom detached property with garage. Situated within this sort after development, with fabulous countryside walks on your doorstep.

Close to local shops and amenities

The property is set back from the entrance of the close, along an inner driveway providing that extra degree of privacy.

From the pretty front garden into the hallway of the property where all rooms lead from, there is a downstairs cloakroom and door to the modern kitchen that overlooks the front green, which has ample eye and waist level storage units with built in oven and grill, integrated fridge/freezer and dishwasher and plumbing for a washing machine. The spacious reception/dining room which leads via French doors to the south facing garden, is a bright and sunny room and offers a flexible layout. There is also a useful understairs storage cupboard.

Upstairs are three good size bedrooms, with the master bedroom boasting two sets of built in wardrobes and ensuite shower facilities. Bedroom two also benefits from built in wardrobes and there is a family bathroom, with bath and handheld shower.

Outside:

The rear sunny garden is a real bonus, mainly laid to lawn with mature and pretty planting. There is patio area from the reception room and an additional secret patio offering tranquility and seclusion perfect for catching the evening sun. There is gate access to the private driveway and single garage

Other notable features: Sash windows to the front of the property, remaining NHBC warranty, EV charging point.



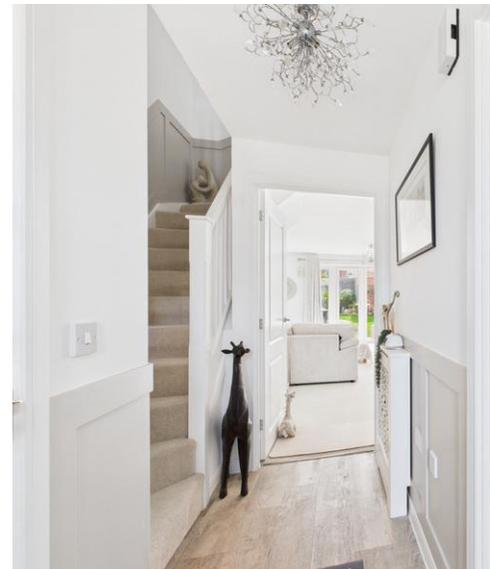


Location
 Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery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

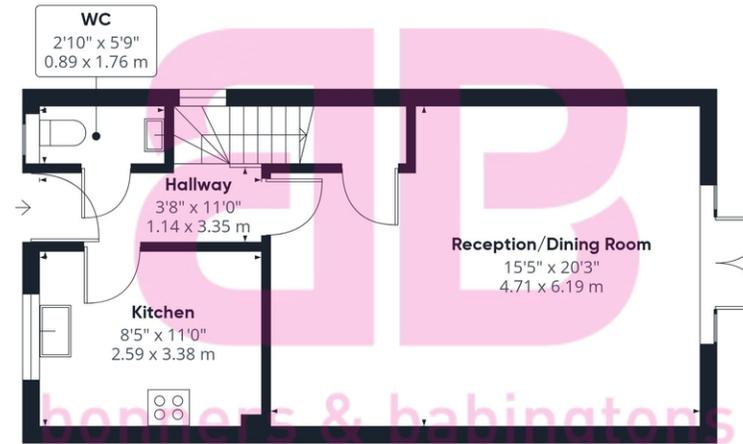
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

Tenure: Freehold

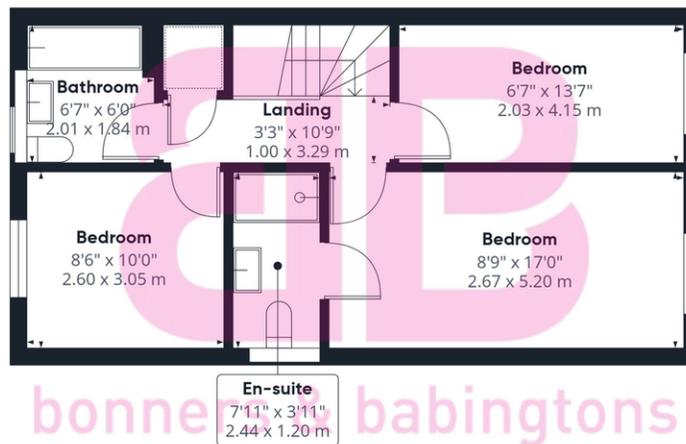
Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1118 ft²
103.9 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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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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