



bonners & babingtons

Cowleaze
Chinnor

Cowleaze Chinnor OX39 4TB

Guide Price £500,000

This stylishly refurbished, 4 bedroom, 2 bathroom home on a popular road in a desirable village at the foot of the beautiful Chilterns, offers versatile and contemporary living for families or young professionals alike. Renovated approximately six years ago to create an immaculately presented family home with open plan living downstairs including a separate utility room and home office, and smart and generous upstairs.

On entering the house, the light entrance porch has space for coats and shoes and has a real bonus of a large additional storage cupboard. A glass door from the porch takes you into the wonderful, open plan living/ kitchen/entertaining space, that is beautifully presented with wood effect flooring running throughout. The fitted kitchen comprises, an integrated dishwasher, double oven, hob and built in microwave, granite work tops, ample storage, including a pantry style cupboard and breakfast bar with plenty of seating for all. There is generous space for a large dining table, making the area truly special for family socialising or entertaining with friends. Patio doors lead out to the secluded garden.

Also downstairs, is a separate, good sized home office/play room which could be converted to a downstairs bedroom if required and the all important utility room with space for white goods, storage cupboards at base and eye level and a back door to the garden - a room that shouldn't be underestimated as muddy shoes and laundry can be hidden away out of sight.

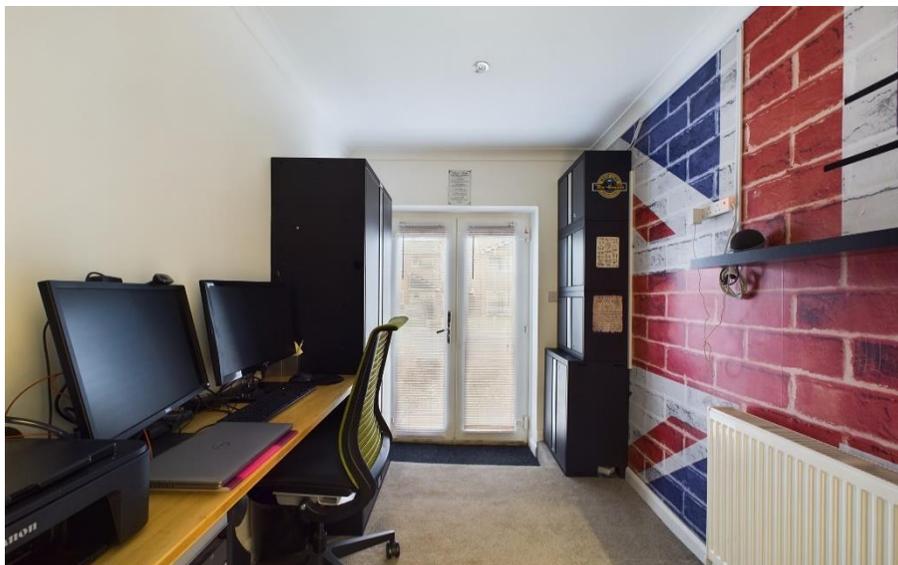
Upstairs, are four respectable sized bedrooms, including a master suite with walk in wardrobe and separate ensuite with rainfall shower and heated towel





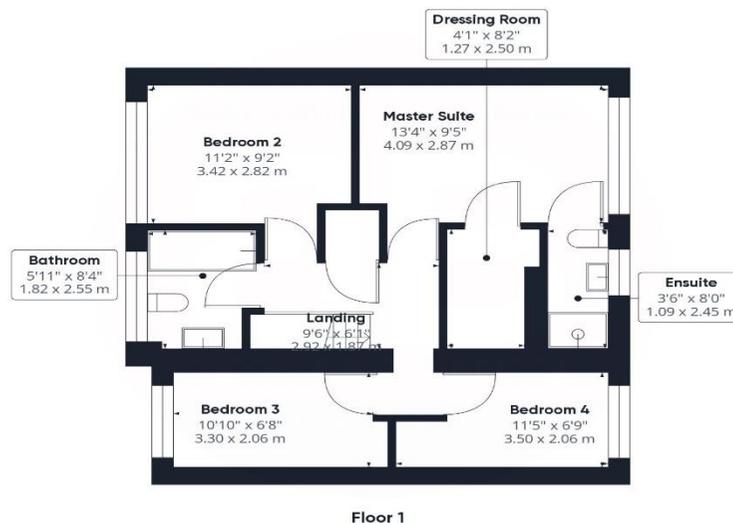
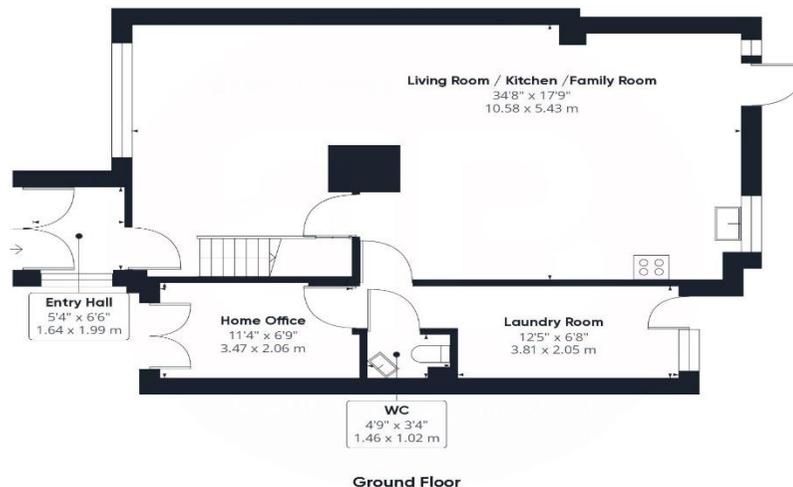
rail. The three further bedrooms are a perfect size for your family or visiting relatives, with bedroom two housing large built in wardrobes. The family bathroom is modern and smart with a full sized bath and overhead rainfall shower, large vanity sink, heated towel rail and WC.

Outside: The south facing garden is a perfect and private sunny spot for entertaining or relaxing. With a large patio, area of faux grass and raised flower beds all helping to keep the maintenance to a minimum. When the weather becomes too warm or the summer showers arrive, the covered pagoda will keep you shaded and dry, so the joy of outdoor, evening dining can continue. If you wanted to create additional space for children to play, the patio could be reduced for a larger lawn area, however there is still plenty of space for some trampoline fun.



Other notable features: Gas central heating, double glazing throughout, air conditioning in main living area, large driveway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1417.02 ft²
131.65 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.

GIRAFFE360

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

Robert House, 19 Station Road,
Chinnor, Oxfordshire OX39 4PU

01844 354554

www.bb-estateagents.co.uk

