



bonners & babingtons

Pilmore Meadow
Chinnor

Pilmore Meadow Chinnor OX39 4GA

Guide Price £475,000

A spacious & immaculately presented 3 double bedroom family home, built to a high specification offering a fabulous kitchen/diner and master bedroom with ensuite. Situated in a quiet new development opposite the green, close to local shops and amenities, 'outstanding' rated school and excellent transport links.

The property consists of: entrance hallway with understairs storage and a downstairs cloakroom. The modern dual aspect kitchen/diner which is semi open plan to the reception room is the real heart of the home, a great place to socialise with friends or simply for a family to gather at the end of a busy day.

The well appointed kitchen has ample eye and waist level storage, integrated dishwasher, washer/dryer and fridge/freezer. The kitchen overlooks the green and children's play area, so if you have children you can keep an eye on them while washing up.

There are double doors from the kitchen and a door from the hallway which takes you into the sunny reception room, which also has French doors leading to the patio and garden.

Upstairs there are three good size bedrooms, with the master bedroom boasting built in wardrobes and ensuite shower facilities. There is also a family bathroom with bath and overhead rain fall shower, heated towel rail and vanity unit. Plus two useful hallway cupboards.

Outside the pretty South facing enclosed rear garden is laid mainly to lawn with a patio and seating area, garden shed and side access to the driveway. The property has a double driveway that comes fitted with an EV charger and there is ample visitors parking nearby.





The property is situated next to the Driiftway, offering fabulous countryside walks on your doorstep and just a short stroll to the Mill Lane Primary and Nursery school. Other notable features include: Double glazing throughout, gas central heating and remainder of NHBC warranty.

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.

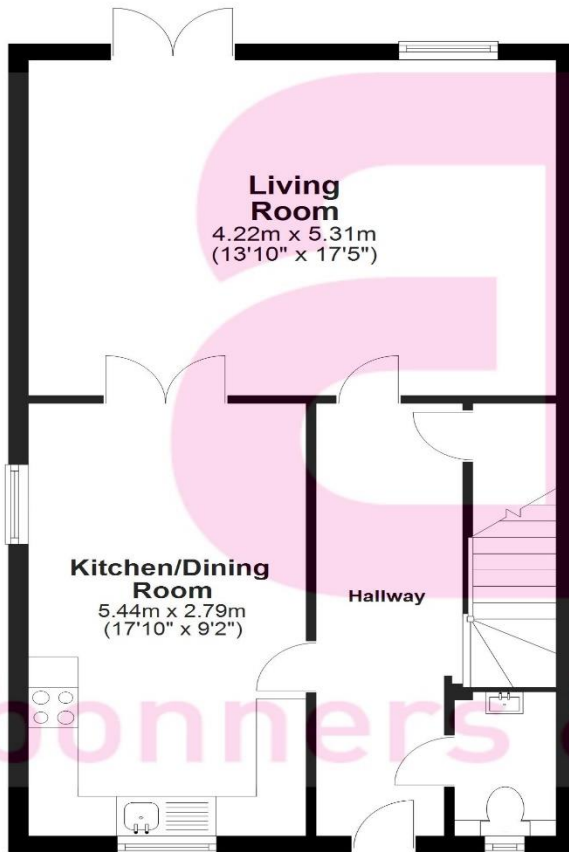
M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 84 |
| (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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Ground Floor

Approx. 51.8 sq. metres (557.1 sq. feet)



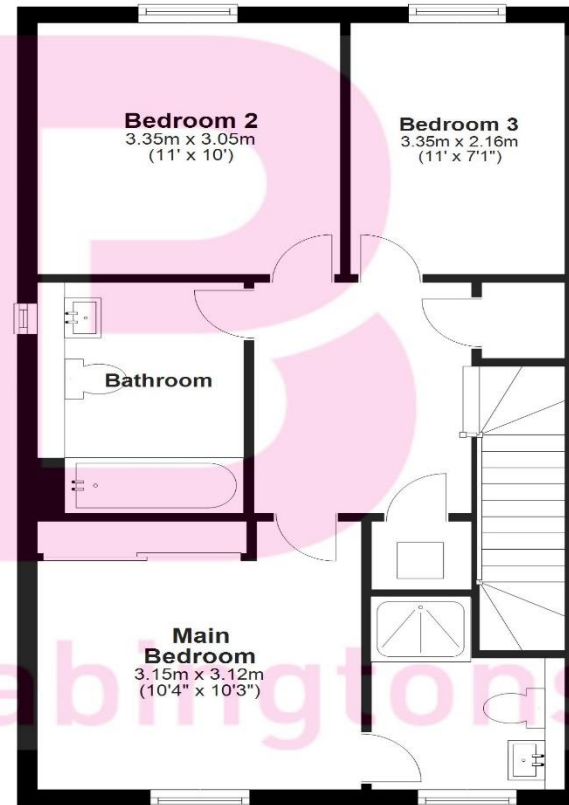
Living Room
4.22m x 5.31m
(13'10" x 17'5")

Kitchen/Dining Room
5.44m x 2.79m
(17'10" x 9'2")

Hallway

First Floor

Approx. 51.0 sq. metres (548.6 sq. feet)



Bedroom 2
3.35m x 3.05m
(11' x 10')

Bedroom 3
3.35m x 2.16m
(11' x 7'1")

Bathroom

Main Bedroom
3.15m x 3.12m
(10'4" x 10'3")

Total area: approx. 102.7 sq. metres (1105.7 sq. feet)

This floorplan is not to scale. it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

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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