



banners & babingtons

Lingwell Close  
Chinnor

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Chinnor  
OX39 4FR

Guide Price: £764,000

Contemporary living with countryside views and walks. An immaculately presented and beautifully maintained 4 bedroom detached property with double garage, situated within a quiet close in this well regarded village. The property boasts 2 reception rooms, 2 ensuite bedrooms and a good size garden. Close to local shops and amenities, 'Outstanding' rated schools and excellent transport links.

The property consists of: grand entrance hallway with downstairs cloakroom. The elegant dual aspect reception room, is a bright and cosy room with French doors opening onto the patio and garden. The second reception room would make an ideal home office 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 kitchen is well appointed with ample eye and waist level storage, breakfast bar, double ovens, integrated fridge/freezer, dishwasher, washing machine and two sets of French doors to the patio and garden.

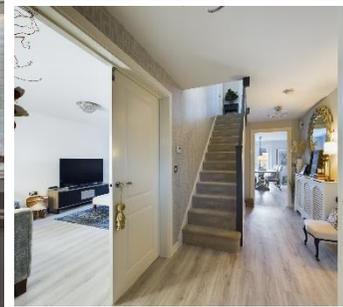
Upstairs there are 4 good size bedrooms, with 2 bedrooms benefitting from ensuite facilities and a family bathroom. The master bedroom boasts a bank of built in wardrobes and luxurious ensuite with bath, separate shower, vanity unit and heated towel rail.

#### Outside

The enclosed rear garden is laid mainly to lawn with a large patio area, perfect for alfresco dining during the summer months, and raised beds for plants or vegetables. There is also access to the side of the double garage, which has power and lights and a gate to the private multi car driveway.

On your doorstep there are numerous countryside walks and views of the Chiltern Hills.





Other notable features include: gas central heating, double glazing throughout, and remaining 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 Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).



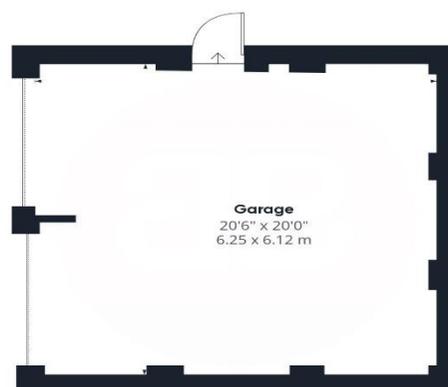
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         | 93        |
| (81-91) <b>B</b>                            |  | 85                      |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1967.62 ft<sup>2</sup>  
182.8 m<sup>2</sup>

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.

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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

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

01844 354554

www.bb-estateagents.co.uk

