

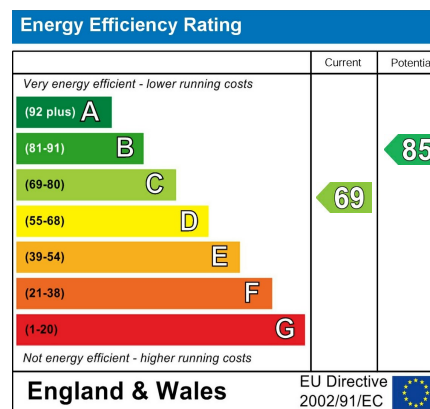
Approximate Gross Internal Area 1035 sq ft - 96 sq m

Ground Floor Area 592 sq ft – 55 sq m

First Floor Area 443 sq ft – 41 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Offers In Excess Of
£460,000**

**76, Cowleaze
Chinnor**

A well-presented family house with three bedrooms, a good sized garden, ample driveway parking and a single garage.

- Well presented semi-detached house
- 3 Bedrooms
- Family bathroom
- Open plan sitting/dining room
- Fitted modern kitchen
- Conservatory
- Cloakroom
- South west facing garden
- Driveway
- Garage

A bright and well-presented three bedroom family house located on a highly sought-after road in Chinnor

- Watlington 6.4 miles
- Oxford 22 miles
- Wallingford 17 miles
- London 43 miles
- M40 (J6) 3 miles
- Heathrow 31 miles



76 Cowleaze

This three bedroom family home is well presented and located on a highly sought-after road in Chinnor. The property is bright and spacious and offers an attractive open plan living/dining room, and a well fitted, modern kitchen downstairs. A conservatory off the dining room leads into the generous garden with the detached, single garage alongside. Upstairs are two double bedrooms, one single bedroom and a family bathroom.

Outside

There is ample driveway parking, alongside a front lawn and a detached single garage. To the rear is a good sized South-West facing garden.



Chinnor

The village of Chinnor is nestled amidst the picturesque Chiltern escarpment and offers a range of amenities suitable for all lifestyles.

With a population of around 7000, residents can enjoy a wide range of amenities, including a Supermarket, Village store, Post Office, Bakery, Pharmacy, Doctors & Dentists, Hairdressers, and Public Houses. In addition, there are two Indian Restaurants, a Chinese takeaway, and a Fish & Chip shop. The village centre is a hub of activity, with a coffee shop, day care for the elderly, a youth centre, and a variety of services and activities catering to all ages.

Families with young children will appreciate the proximity to top-notch Primary Schools such as The Mill Lane School and St Andrews School. Secondary education options are also plentiful, with the esteemed Lord Williams in Thame just 5 miles away and The Icknield School in Watlington a mere 6 miles from the village. The M40 motorway (Junction 6) is only 3 miles from Chinnor where easy access for commuters to London and Oxford is via the Oxford tube. Princes Risborough station is only 4 miles away with an excellent commuter bus link, which operates on the Chiltern Line providing services to both Birmingham Moor Street and London Marylebone. There is also a regular bus service to Thame, High Wycombe and Oxford.



Services

All mains connected. Gas fired central heating.
South Oxfordshire District Council
Council Tax Band D
EPC Rating C

Directions

Postcode: OX39 4TB What3Words:///self.couch.cocoons

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.