



Apple Tree House
CHINNOR| OXFORDSHIRE

Colombs

Appletree House

28 Oakley Road

Chinnor, Oxon OX39 4HB

Attractive four bedroom detached family home with an attached annex in a cul du sac of just four properties in the centre of Chinnor.

Reception Hallway| Living Room| Conservatory/Garden Room| Kitchen/breakfast room| Utility Room| Cloakroom| Galleried Landing| Master Bedroom with En suite shower room| Guest Bedroom| Two further double Bedrooms| One currently used as a dressing room| Family bathroom| Separate Annex ideal for offices or for independent family living| Gardens and driveways|

Guide Price £800,000

Description

OFFERED WITH NO UPPER CHAIN.

An attractive and spacious 4 bedroom detached family home set in the centre of Chinnor village with adaptable accommodation which the addition of a separate annex that could be used for either someone that works from home or for self-contained independent living space is so desired. Appletree House is beautifully presented throughout and has been significantly improved by the current owners who have created well a lovely family home ideal for entertaining. The property further offers solar panels that provide approximately £1,000 a year income.

On entering the property one is welcomed by a good-sized Entrance Hall that leads to all the principle rooms. There is a triple aspect Sitting Room with an attractive fireplace with wood burner stove, bi folding doors opening onto the Conservatory/garden room which overlooks the landscaped rear gardens, there is access through to the well-appointed family kitchen/breakfast room, that has been recently significantly upgraded. There is a good sized Utility room





and separate refitted cloakroom.

On the first floor there is a semi galleried landing, a good sized Master bedroom with en suite shower room with access to a dressing room / Bedroom 4 , three further double bedrooms, and a family bathroom.

Adjoining Appletree House is an attached annex that provides very useful and versatile accommodation that is currently used as offices but could very easily be either incorporated into the main living accommodation or be used for an independent relative .

The gardens are southerly facing and ideal for al fresco dining with various seating areas. There is a very useful hardstanding to one side of the property ideal for additional parking or a motorhome or boat storage if desired.

Situation

From the period High Street to its new development Chinnor offers a broad range of housing with comprehensive local amenities including local shops, doctor's surgery, post office, hairdressers, butchers, public houses and local restaurants and a thriving active local community with a well-supported village centre.

Chinnor is situated at the foot of the Chiltern Hills with the Ridgeway path running close by and the former railway which today is used occasionally by Chinnor Steam Trains. On the edge of the border of Buckinghamshire and about 4 miles from the thriving picturesque market town of Thame were more comprehensive shopping and recreation facilities can be found. There are a comprehensive network of footpaths and bridleways along the Ridgeway and surrounding villages. There are two well respected local primary schools within the village; St Andrews and Mill Lane which are in the local catchment area for the renowned Lord William's School in Thame and Chinnor has a bus service for students.

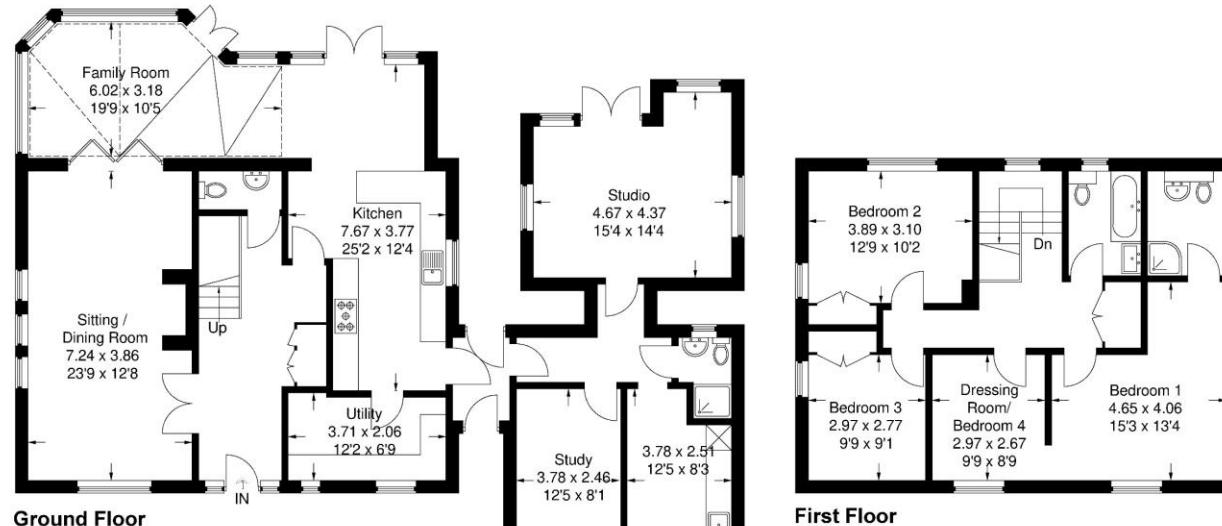
For the commuter Chinnor provides easy access to the M40 motorway which provides access to London, Oxford, and Birmingham. There is a railway station at Princes Risborough Which offers a direct regular service to London Marylebone and Birmingham. The Oxford Tube coach service can be found at nearby Lewknor which runs regularly from Oxford to London.



Directions



Approximate Gross Internal Area
 Ground Floor = 147.0 sq m / 1,583 sq ft
 First Floor = 71.1 sq m / 765 sq ft
 Total = 218.1 sq m / 2,348 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Please use the Postcode OX39 4HB and Appletree House is the first house in the cul du sac on the left-hand side.

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

These particulars and floor plans are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract. The plans and particulars are intended as a guide only. Dimensions are approximate and not to scale, whilst every care has been taken with the preparation of the details all information is given in good faith, but prospective purchasers must satisfy themselves. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Colombs Estate Agency cannot be held responsible for any faults found or for any expense incurred by prospective purchasers.

1 Swan Walk, Upper High Street,
 Thame, Oxon, OX9 3HN
Tel: 01844 214421
 thame@colombs.co.uk
 www.colombs.co.uk

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