



SPACIOUS AND BEAUTIFULLY PRESENTED FAMILY HOME IN A PRETTY HAMLET

DRUIDSTON
HENTON OX39 4AE

Freehold



A SPACIOUS FAMILY HOME WHICH HAS BEEN EXTENDED AND MUCH IMPROVED IN RECENT YEARS WITH SEMI RURAL VIEWS

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Reception hall ♦ sitting room ♦ kitchen/breakfast/family room ♦ study ♦ utility ♦ cloakroom ♦ master bedroom with dressing area and en suite bathroom ♦ 3 further bedrooms ♦ shower room ♦ large rear gardens ♦ EPC rating = E

Situation

The property is located in a semi-rural no through hamlet of Henton amidst an Area of Outstanding Natural Beauty. The village has the Peacock Hotel and restaurant and there are footpaths and bridleways directly out onto open countryside. The nearby Bledlow village, is a highly regarded conservation village with a great sense of community with a public house (The Lions) and church, where origins can be traced to the 10th Century.

Benefitting from excellent communications in the form of the M40 (J6) giving access to Oxford in the West and London to the East. The Chiltern train line accessed from Princes Risborough to London Marylebone is 4 miles distant. Both Princes Risborough and Chinnor have good everyday shopping facilities and the historic market town of Thame (within 6 miles) has a good range of shops and amenities. The property is well located to take full advantage of the Chilterns countryside which offers many opportunities for walking and riding with its array of pretty villages and inns. Buckinghamshire is also one of the last counties to retain and benefit from the Grammar School system.

Description

A spacious family home which has been extended and much improved in recent years, to provide a residence of over 2000 square feet, fitted to a high quality with modern bathrooms and a wonderful kitchen/family area, as well as good sized bedrooms and reception areas with bi-fold doors, leading out onto the large rear terrace. The house enjoys extensive south westerly facing gardens of a quarter of an acre, backing onto open land with lovely countryside views.

A covered entrance porch leads into the reception hall with tiled floors extending into the kitchen/breakfast/family room and the cloakroom is fitted in a modern suite. The study lies to the front of the house and offers views to the front over the peaceful hamlet. The sitting room is spacious with an open fireplace and a triple aspect affording views down the large garden with bi-fold doors onto the rear terrace. The kitchen/breakfast/family room is the hub



of the home with an extensive range of high gloss units with granite work surfaces, a large central island gives further work surface area and storage and also features as a breakfast bar. Appliances include a 'Leisure' range with hob and double oven, a fridge and dishwasher. The family area has plenty of room for a large dining table and further seating area. Bi-fold doors lead from the kitchen onto the large rear terrace, a seamless outdoor extension of the living area in the summer months. Wonderful views are enjoyed down the garden to the countryside beyond. A utility room lies adjacent to the kitchen which is well equipped with a range of units, sink and appliance spaces, a door leads to a side courtyard area.

On the first floor the master bedroom has wonderful views down the garden to open countryside beyond through French doors leading to a Juliet balcony. This excellent sized room also has a dressing area with fitted wardrobes and an en suite bathroom with shower over the bath. There are three further double bedrooms with two also enjoying views to the rear. One of the bedrooms has en suite access to the shower room which is also accessed off the landing.

Outside

The house is approached over a stone chipped driveway and parking area with an area of lawn to the front. The rear garden has an extensive terrace leading to a large expanse of lawn with mature shrubs. There is a Wendy house and a large garden store. The garden backs onto open land with farmland beyond and is bordered to both sides by close boarded fencing. About a quarter of an acre in all.

Tenure:

Freehold

Local Authority:

South Oxfordshire District Council

Outgoings:

Mains electricity, water and drainage. Oil fired central heating.

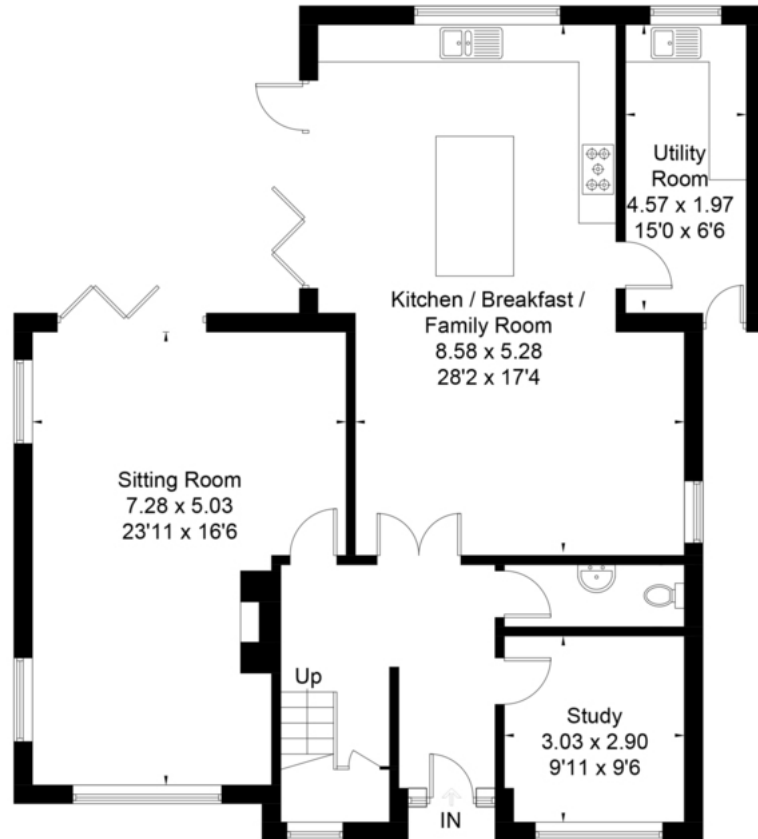
Viewing:

Strictly by appointment with Savills

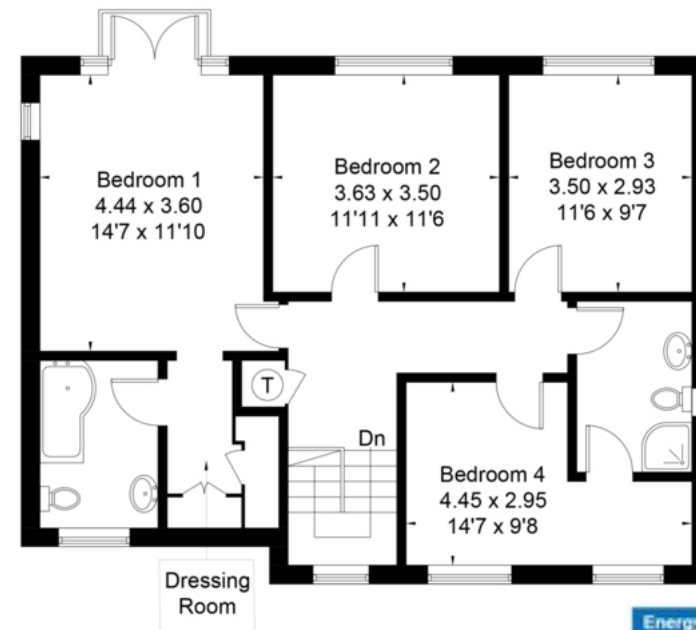


Druidston, Henton, Chinnor, Oxfordshire, OX39 4AE

Gross Internal Area (approx) = 193.8 sq m / 2086 sq ft
For identification only. Not to scale.



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		62
(55-68)	E	42	
(31-54)	F		
(1-30)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	