



Spacious detached chalet style house

Badgers, Henton, Chinnor, Oxfordshire OX39 4AP

Freehold



Reception hall • 2 reception rooms • study • kitchen and utility room • 4 bedrooms (1 en suite) • family bathroom • South facing rear garden and timber store • Cotswold stone chipped drive and double garage

Local information

Chinnor 1.3 miles, Princes Risborough 4.2 miles (mainline station to London Marylebone 39 minutes fastest train), Thame 5.9 miles, M40 (J6) 4.9 miles, Oxford 23 miles, central London (Baker Street) 41 miles and Heathrow 33 miles. All times and distances are approximate and correct at the time of writing.

The property is located in the peaceful semi-rural no through hamlet of Henton amidst an Area of Outstanding Natural Beauty. Henton has the Peacock Country Inn nearby and there are footpaths and bridleways directly out on to open countryside, as well as livery stables in the hamlet. Nearby Bledlow village, is a conservation village with a great sense of community 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 (23 miles) and London (41 miles). The market towns of Princes Risborough (4.2 miles) and Thame (5.9 miles) have a good range of shops and amenities with Princes Risborough having regular Chiltern Line trains to London Marylebone (fastest trains from 39 minutes). The village of Chinnor (1.3 miles) has local shops and amenities including two doctors surgeries and two primary schools.

The property is well located to take full advantage of the Chilterns countryside which

offers many opportunities for walking and riding with the Phoenix Trail and The Ridgeway nearby.

Private schools in the area include St Teresa's in Princes Risborough, The Gateway in Great Missenden and Ashfold School in Dorton.

About this property

A spacious, detached chalet style family home of over 3000 sq ft of accommodation offering an opportunity to further modernise and improve. The house benefits from large reception areas and a capacious ground floor master bedroom suite. With a large garden, peaceful setting and semi-rural views this is a perfect out of town retreat which is also accessible to motorway connections and the larger centres of Oxford and High Wycombe.

The house is entered via the reception hall with modern open tread staircase to the first floor and a cloakroom adjacent fitted in a white suite with boot room off with bench seating and boot storage. The main reception rooms interlink and provide generous dining and sitting room area with a central fireplace with large log burner. The dining area has an additional raised corner log burner and the sitting area is vaulted with exposed cross beams and French doors to the rear garden. The kitchen is comprehensively fitted in a range of wood fronted units with work surfaces over. Fitted appliances include a Rangemaster stove with





extractor over and a dishwasher. There is a further kitchen area with more storage and wine racking leading to a useful utility room with door to the outside. A study is quietly situated to the side of the house with two working desk areas. The bedroom and bathroom accommodation is split between the ground and the first floor with a large master suite on the ground floor to the rear of the house with door to the garden and a large en suite shower room with multi jet shower cubicle and a storage cupboard. A further bedroom lies towards the front of the house adjacent to the cloakroom. The two bedrooms on the first floor are double in size, both with deep eaves hanging space and storage. These are served by a family bathroom with shower screen over the bath, a separate night cloakroom and a walk-in airing cupboard/storage space.

Outside

Badgers is approached through a light topped brick pillared entrance onto a Cotswold stone chipped drive with parking for four cars and a double garage with electric up and over door. There is wide gated access to the rear garden. The garden is South facing and mainly laid to lawn with a large timber store and some mature shrubs. To one aspect it enjoys views over neighbouring paddock land.

Services

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

Tenure

Freehold

Local Authority

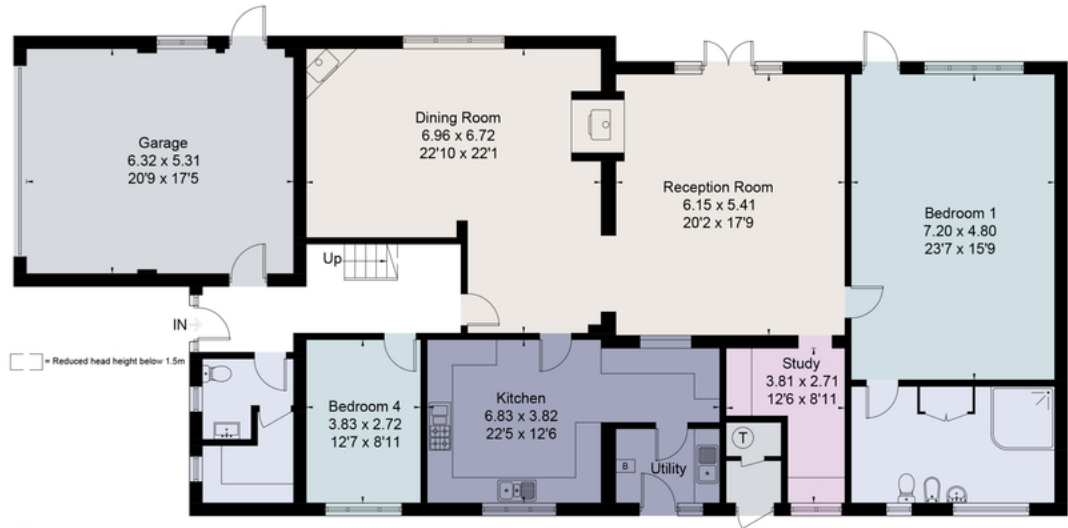
South Oxfordshire District Council

EPC rating = E

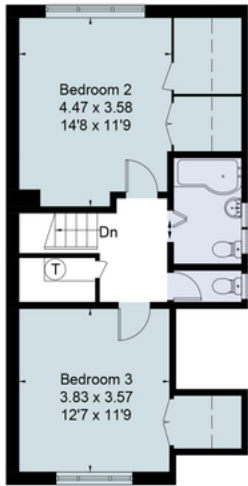
Viewing

Strictly by appointment with Savills

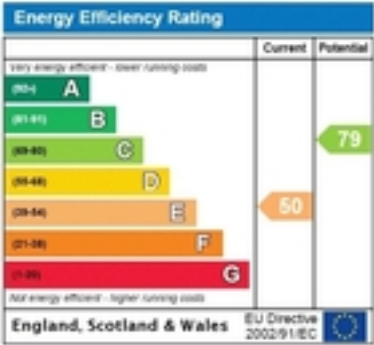
Approximate Area = 247 sq m / 2659 sq ft
Garage = 33.5 sq m / 360 sq ft
Total = 280.5 sq m / 3019 sq ft
Including Limited Use Area (4.1 sq m / 44 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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