



THE LAURELS

47 Lower Road, Chinnor, Oxfordshire



Charming character cottage in the heart of the village

Sitting room ♦ dining room ♦ kitchen ♦ conservatory ♦ utility room ♦ shower room ♦ 4 bedrooms ♦ bathroom

Detached double garage ♦ workshop ♦ parking ♦ garden.

Directions

From Oxford Exit the M40 at Junction 6 and take the B4009 to Princes Risborough and Chinnor. Continue through Chinnor at the cross roads junction and take the B4009 to Princes Risborough on to Lower Road. Proceed along this road and The Laurels, no. 47 will be found on the left hand side.

Situation

Located at the foot of the Chiltern Hills, an area of Outstanding Natural Beauty and close to the nearby Ridgeway Path and is well known for its point-to-point races. The village of Chinnor caters for the day-to-day requirements with a variety of shops, public houses and two primary schools. The market towns of Thame and Princes Risborough (both approx. 6 miles) with the latter providing the Chiltern Line train service to London Marylebone (approx. 40 mins). M40 (J6) is approx 4 mile, providing a direct link to London, Oxford and Birmingham. The Oxford Tube runs from Lewknor (4 miles) every 10 mins to London.



Description

The Laurels is a charming cottage dating back to the mid 1700s. The cottage is beautifully presented with a wealth of character features. The sitting room has oak flooring and a large inglenook fireplace with multi fuel stove. The dining room also has oak flooring, a number of exposed beams and a fireplace with coal-effect gas stove. The kitchen is at the rear of the house and is fitted with a range of floor and wall mounted units with wood effect surfaces and a range style cooker and leads through to the conservatory. There is a utility room and shower room with WC. The first floor is split level with four bedrooms and a bathroom.

Outside

To the side of the cottage the driveway provides off street parking for several vehicles and leads to the detached double garage with a rear workshop. The garden has a large paved patio area with a path leading to the garden. The garden has been beautifully landscaped with a further patio area and a number of mature trees and shrubs with well stocked flower beds and borders, all providing a great deal of privacy.

Additional Information

Tenure: Freehold with vacant possession on completion.

Services: All mains services are connected. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

Local Authority: South Oxfordshire District Council

Postcode: OX39 4DU

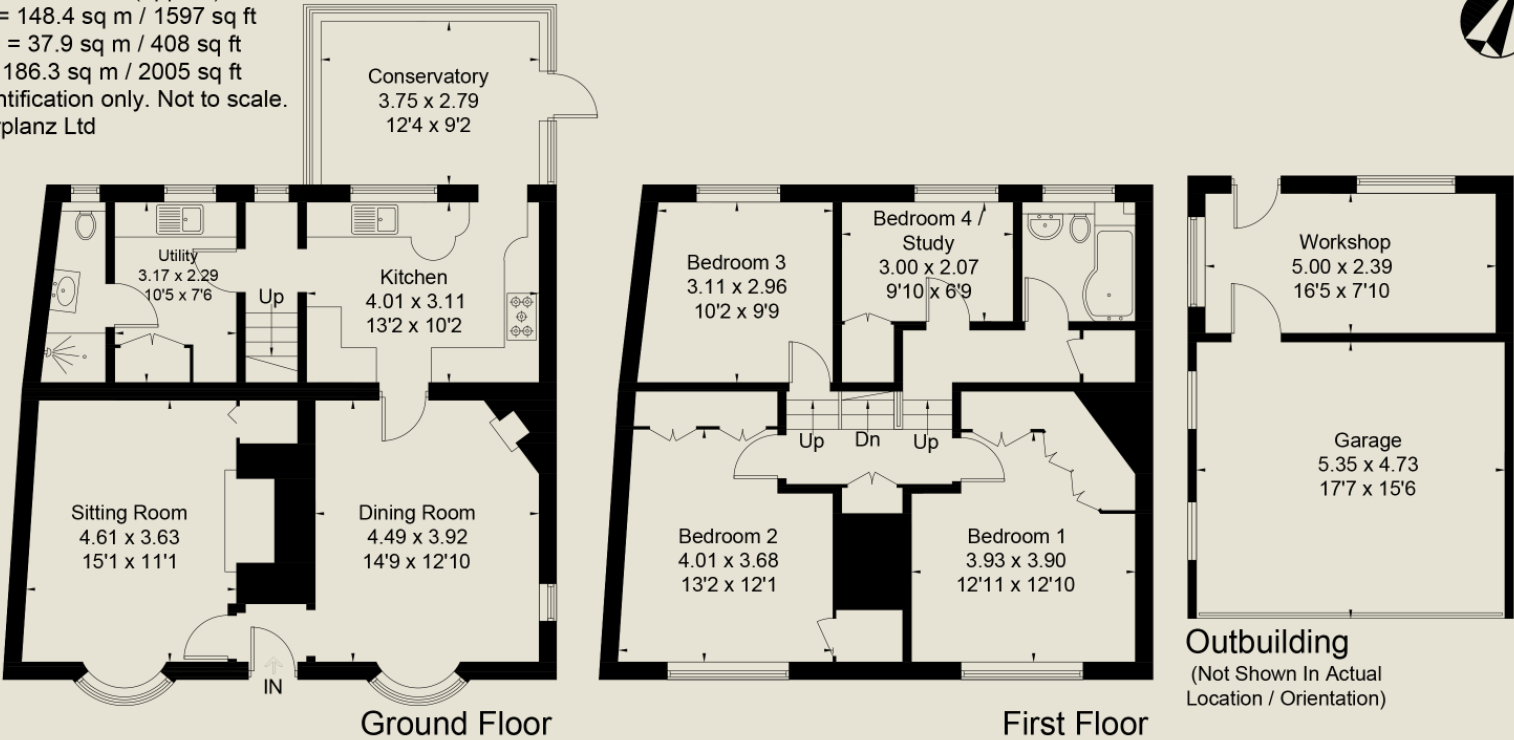
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.



The Laurels, 47 Lower Road, Chinnor, Oxfordshire, OX39 4DU

Gross Internal Area (approx)
House = 148.4 sq m / 1597 sq ft
Garage = 37.9 sq m / 408 sq ft
Total = 186.3 sq m / 2005 sq ft
For identification only. Not to scale.
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