



Lower Road, Postcombe, Oxfordshire,  
OX9 7DU

Offers In Excess of  
£550,000

**RB** REASTON BROWN



## A Modern Detached Bungalow, With Three Bedrooms, Three Reception Rooms, Generous Front and Rear Gardens, a Double Garage And Off Street Parking For Several Vehicles, In A Pretty Village Location, With Easy Access To The M40. No Upward Chain

**Chiltern Croft** is a spacious detached three bedroom bungalow, with delightful front and rear gardens. The property is a sizeable family home, being situated on a generous plot with a double garage. Currently the accommodation comprises of entrance hall, cloakroom, 21' sitting room, which is light and airy, with a stone clad hearth with coal effect gas fire. There is a dining room to the side which has a door to the rear garden, and leads into the kitchen. The kitchen has built in floor and eye level units under worktops and there is a useful covered storage area to the side. The bathroom has been re-fitted with an attractive wooden vanity unit basin and built in corner bath with shower over. There are three bedrooms, two with built in cupboards, two overlook the private front garden, and the third, which has a vanity unit basin, faces the pretty rear garden. The rear garden is mostly laid to lawn but has patio areas, mature shrubs and trees and walled beds. The front garden is secluded with a large lawned area, double garage and parking for several cars. The property has private drainage, oil fired central heating and double glazed windows. New boiler and heating system installed in March 2021 EPC Rating G.

### Situation

Postcombe is a delightful village positioned at the base of the Chilterns. Amenities in the village include a shop, public house, hotel and garage. There are several walks through the beautiful surrounding countryside. The M40 is nearby for access to London and Birmingham. Trains into London take 35 minutes from nearby stations. There are several primary schools and the renowned Lord Williams Secondary school in the nearby market town of Thame, where a wider range of facilities can be found.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











GROSS INTERNAL  
FLOOR AREA 1238 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1574 SQ FT / 146 SQ M  
CHILTERN CROFT, LOWER ROAD, POSTCOMBE

GARAGE  
GROSS INTERNAL  
FLOOR AREA 336 SQ FT

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

*DIRECTIONS: From our office in Thame turn left into Park Street (B4445) turn right onto Thame Park Road (signposted Postcombe A4012) At T-Junction turn left onto the A40 (signposted Stokenchurch), take second left into Box Tree Lane turning right into Lower Road and the property can be found a short distance on the right hand side.*

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