



Appletree Barn,  
7 Church Lane Chinnor, Oxfordshire ,  
OX39 4PW

Guide Price £635,000



## A Detached Bungalow Set In The Heart Of An Oxfordshire Sought After Village, Three To Four Bedrooms, Country Walks On Your Door Step. Off Road Parking For Several Cars, Good Sized Mature Garden. No Chain

Appletree Barn is a detached bungalow, nestled within a tranquil lane at the heart of the village of Chinnor. It boasts a large front garden and ample parking space for multiple vehicles and benefits from being freshly decorated.

Stepping inside, you are welcomed by a spacious and sunlit hallway, extending lengthwise. To the right lies the generously sized living room, complete with a gas fireplace set against a charming wooden mantle. A prominent square bay window at the front and an additional window to the side bathes the room in natural light. Across the hallway, two sizable double bedrooms, each with built-in wardrobes; one features a square bay window overlooking the front.

The kitchen serves as a practical culinary space, outfitted with floor-to-ceiling matching cabinets and integrated cooker and hob, alongside space for a large fridge freezer. A wide window offers views of the generous back garden, filling the kitchen with daylight.

A family bathroom presents a, white bath, and shower suite, complemented by a substantial wooden vanity with a marble countertop.

The current dining area, featuring French doors that lead out to the patio, presents flexible options, possibly serving as a fourth bedroom.

The upper level is illuminated by a Velux window, shedding light on the third bedroom and an adjacent toilet.

The established rear garden predominantly consists of a lush lawn complemented by herbaceous borders, a large patio complements the garden. Additionally, it boasts the added convenience of a shed. The large garden at the front has mature planting and a shingled drive.

The home is equipped with gas central heating, holds an EPC rating of E, and falls within Council Tax Band D.

### Situation

**Chinnor** is a popular large village situated at the foot of the Chiltern Hills, approximately 4 miles from Thame. The village boasts a mostly 14<sup>th</sup> Century St. Andrews church, Congregational Church and Methodist Church; Village Hall, Public Library, Café, Shops, Football & Cricket Clubs; Three Public Houses, With The Sir Charles Napier Inn gastro pub situated just over a mile away at Spriggs Alley in the Chilterns. Chinnor & Princes Risborough Railway heritage line with Steam & Diesel trains some weekends; St. Andrews C of E Primary School and Mill Lane Community Primary School that are both feeder schools to the renowned Lord Williams's School in Thame. There are direct bus links to Thame, High Wycombe and Princes Risborough Railway Station on the Chiltern Main Line to Marylebone, and the Oxford Tube stops in nearby Lewknor. Access to the M40 is close by

*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.*







First Floor

Approx. Internal Floor Area 1258 Sq Ft (117 Sq M)

Apple Tree Barn, 7 Church Road, Chinnor, Oxfordshire, OX39 4 PJ

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.*

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