



9, Lower Icknield Way,
Chinnor, Oxfordshire,
OX39 4DZ

Guide Price £400,000

RB REASTON BROWN

Two Bedroom Cottage, with Garden and Parking, Set In The Heart Of An Oxfordshire Sought After Village, With Country Walks On Your Door Step.

Upon entering this charming cottage, you are welcomed by a bright and airy kitchen featuring solid wooden cabinets, complemented by a cream tiled floor. The kitchen is equipped with a ceramic induction hob, built-in oven, integrated dishwasher, washing machine, and a built-in fridge freezer. A door takes you seamlessly into the living room, which offers space for a dining table. From here, a door provides easy access to the garden, perfect for outdoor enjoyment.

Upstairs, you'll find two bright and inviting bedrooms. The master bedroom, situated at the front, is enhanced by a bay window that floods the room with natural light, highlighted by a tasteful navy-blue feature wall. The second bedroom includes built-in storage and views to the rear. Completing the upper floor is a family bathroom with a white suite, shower over the bath, and a handy cupboard on the landing.

Outside, the low-maintenance garden features a small lawn and a neat patio area, with direct access to the dedicated parking spaces at the rear, secured by electric gate access. This delightful outdoor space is ideal for both relaxation and outdoor dining, offering both convenience and privacy.

Located in a sought-after area with excellent access to amenities and transport links, this property blends historic charm with modern conveniences.

EPC: C Council Tax: C Maintenance Charge: £200 Per Year

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 14th 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.







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.

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk
 94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626
 2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855
 119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

Sales, Lettings, Commercial & Chartered Surveying

