



29 High Street,
Chinnor, Oxfordshire,
OX39 4DJ

Guide Price £420,000

RB REASTON BROWN

Charming Grade II Listed Victorian Cottage With Log Burner, Two Bedrooms, Spacious Kitchen/Diner, And Lovely Garden. Located In Sought-After Chinnor Village, Close To Schools, Shops, And Countryside Walks.

29 High Street, Chinnor, is a charming Grade II Listed Victorian cottage, full of character and ideally located in a sought-after village setting. As you step inside, the cosy sitting room welcomes you with a log burner set within a brick feature fireplace and warm wooden flooring. Double-glazed windows and gas central heating ensure comfort throughout the seasons. Beyond the sitting room, the kitchen/diner boasts cream shaker-style cabinetry, a gas hob, integrated oven, and fridge freezer. With tiled flooring and two large windows overlooking the garden, the kitchen is both functional and filled with natural light. There's ample space for a washing machine, and a back door opens into a convenient rear porch—perfect for storing boots and outdoor gear. Upstairs, the landing leads to the first bedroom, featuring double-glazed windows and a latch door. The bathroom includes a bath, toilet, and basin with ceramic tile flooring and built-in cupboards, likely serving as an airing cupboard. A staircase leads to the second floor, where the main bedroom, with its side window, provides a bright and airy space that easily accommodates a large double bed. The garden is mainly laid to lawn with a back gate providing access to bin storage. Parking includes one allocated space in front of the house, with additional on-street parking available. Built in the late 1800s to early 1900s, this row of cottages retains its historic charm while benefiting from modern comforts. The location is ideal, with proximity to primary schools, preschools, local shops, and beautiful countryside walks in the nearby Chiltern Hills and beech woods. This lovely property in Chinnor won't stay on the market for long in this highly sought-after village setting.

EPC: D Council Tax: C Freehold Grade II Listed

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

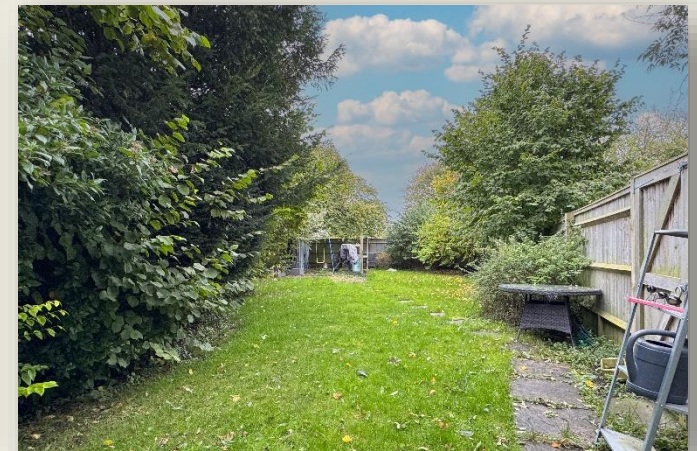
The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor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

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