



Cleavers

Chinnor, Oxfordshire

Guide Price **£625,000**

 **TIM RUSS**
& Company



Cleavers

Chinnor, OX39 4TA

Searching for a large garden in a rarely available, quiet cul-de-sac location close to an excellent local school? Look no further!

Situated on an enviable corner plot and benefitting from a lovely sunny aspect, there is enough outside space to build another home or extend considerably (STPP) if you wish.

Upon entering this excellent family home, you are greeted by a welcoming reception hall that allows access to all rooms on the ground floor with the inclusion of two spacious reception rooms, downstairs cloakroom and kitchen/breakfast room.

The dual aspect sitting room is a great family space offering the room for two large sofa's and more. The kitchen/breakfast room is a bright, naturally lit space, with two large windows and an access to the rear garden. The kitchen is fitted with a range of eye and base level units with space and plumbing for white goods, whilst the breakfast area is a great space to start the day off right! The separate dining room and downstairs cloakroom completes the ground floor accommodation.

To the first floor, the spacious landing allows access to the five bedrooms and the family bathroom.

Outside

The attractive frontage is mainly laid to lawn with various shrubbery and decorative plant plots, whilst to the rear the gardens surround the property to the side and rear offering great external space and access to the garage. Off street parking is available for two vehicles on the driveway.



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Council Tax band: E

Tenure: Freehold

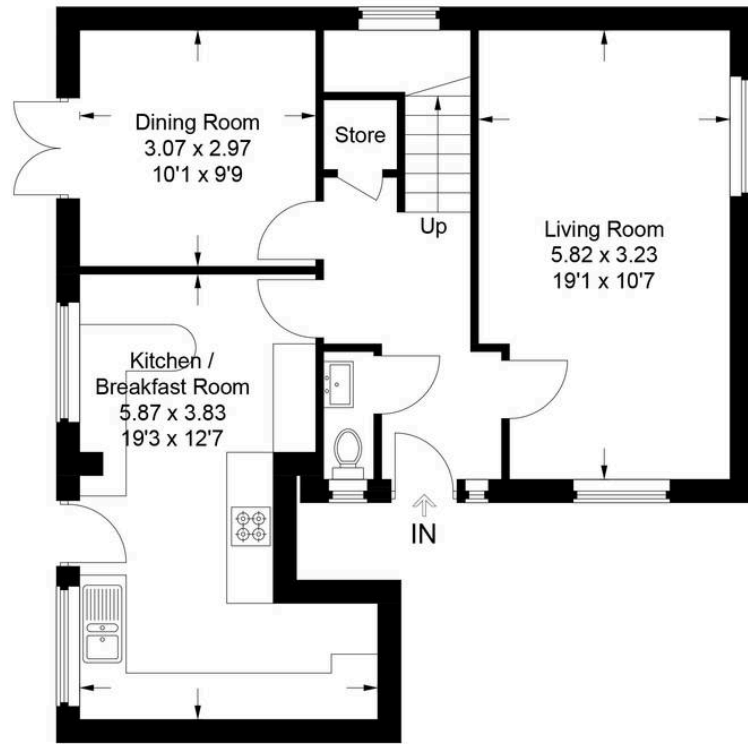
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

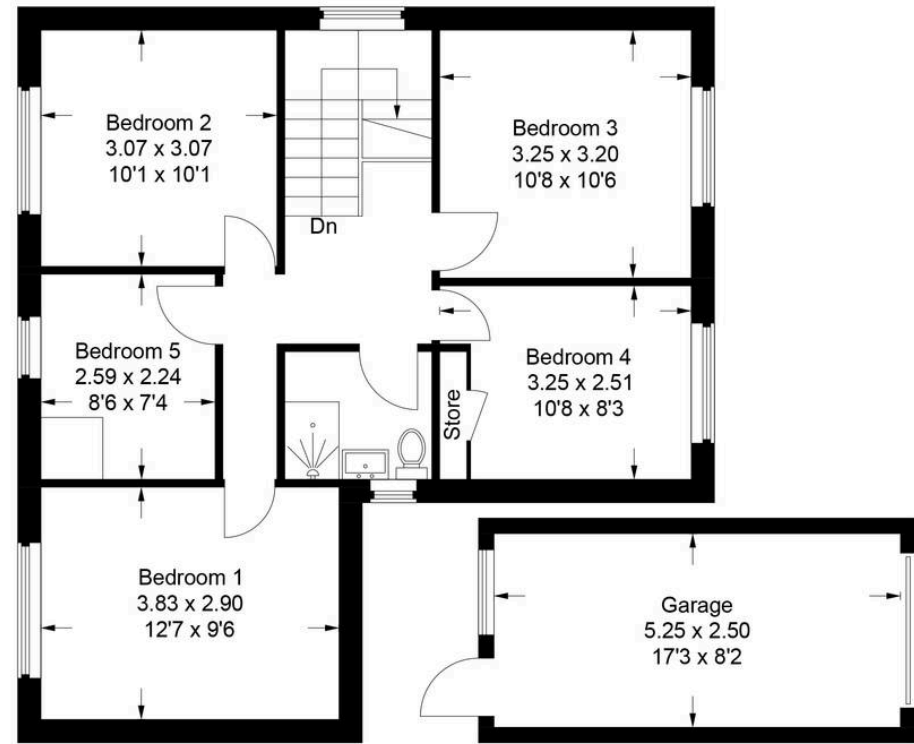
- FIVE BEDROOM DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION CLOSE TO LOCAL AMENITIES & SCHOOL
- POTENTIAL FOR EXPANSION (STPP)
- DRIVEWAY PARKING & GARAGE
- CORNER PLOT
- GREAT SIZE GARDEN
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS







Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)

1 Cleavers

Approximate Gross Internal Area
 Ground Floor = 59 sq m / 632 sq ft
 First Floor = 61 sq m / 655 sq ft
 Garage = 13 sq m / 141 sq ft
 Total = 133 sq m / 1,428 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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