

Falling Leaf, Chinnor, Oxfordshire



A secluded and private family home in the sought-after location of Chinnor Hill

Summary of accommodation

Main House

Ground floor: Reception hall | Sitting room | TV room

Dining area | Kitchen/breakfast room

Principal bedroom with dressing area and large en suite bathroom | Bedroom with en suite shower room | Study | WC

Basement: Meeting room | Plant room | Media/games room

Utility room | Studio

First floor: Three bedrooms, one with en suite bath/shower room | Family shower room

Annexe

Entrance lobby | Kitchen | Sitting area

Bedroom with en suite bathroom | Utility

Garden and Grounds

Large garage | Gym | Workshop | Terraced lawns

Woodland

Large underground storage and garage

In all about 5.2 acres



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Situation

Falling Leaf is located in a private and secluded position, in an Area of Outstanding Natural Beauty, surrounded by the Chilterns Hills. Chinnor lies at the bottom of the hill and offers a church, post office, public houses, garage, supermarket and a number of local shops. The thriving market town of Thame is approximately 6 miles away with Waitrose, M&S Food, Sainsburys and a wide variety of independent shops. High Wycombe and Aylesbury are approximately 8 and 13 miles respectively and offer further shopping and recreational facilities. The area benefits from well-regarded local schools, both state and Independent. The local open countryside offers many wonderful walks and is interspersed with lovely bridle tracks.

Distances

Chinnor 1.5 miles, Princes Risborough 4.5 miles, Thame 6.3 miles
High Wycombe 8.2 miles, M40 (J5) 5.5 miles (J4) 8.7 miles
Aylesbury 13 miles, Oxford 20 miles, Heathrow (J5) 28 miles.
(Distances and times approximate)



Falling Leaf

Falling Leaf is an impressive and private contemporary family home sitting in 5.2 acres, enjoying far reaching views from Chinnor Hill. The house was completed in 2016 and built to a high standard with excellent attention to detail.

As you enter the house, there is a bright double height vaulted reception hallway, offering views of the south facing gardens and grounds. To the right-hand side is a spacious open plan kitchen and dining area, with a range of bespoke fitted units, electric AGA and oak strip flooring, perfect for family life and entertaining. There is also a sizeable connecting pantry. Off the dining area is a cosy TV room with integrated sound system and a large sitting room with floor to ceiling windows, log burner and sliding doors providing access to the garden terrace.

On the ground floor, there are also two bedrooms and a study. The principal bedroom is spacious and enjoys views of the garden. It also accommodates a Juliette balcony, fitted dressing area and a large en suite shower/bathroom with separate shower and marble fittings.

An elegant contemporary staircase leads to the galleried landing. There are three bedrooms on the first floor, one of which had an en suite shower room and the other two are serviced by a separate family shower room.

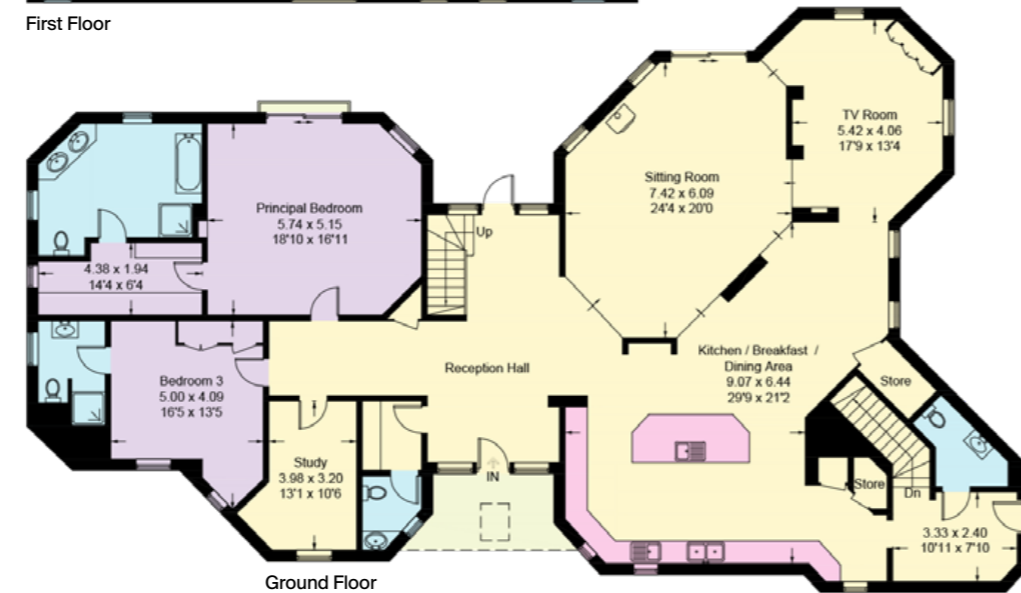
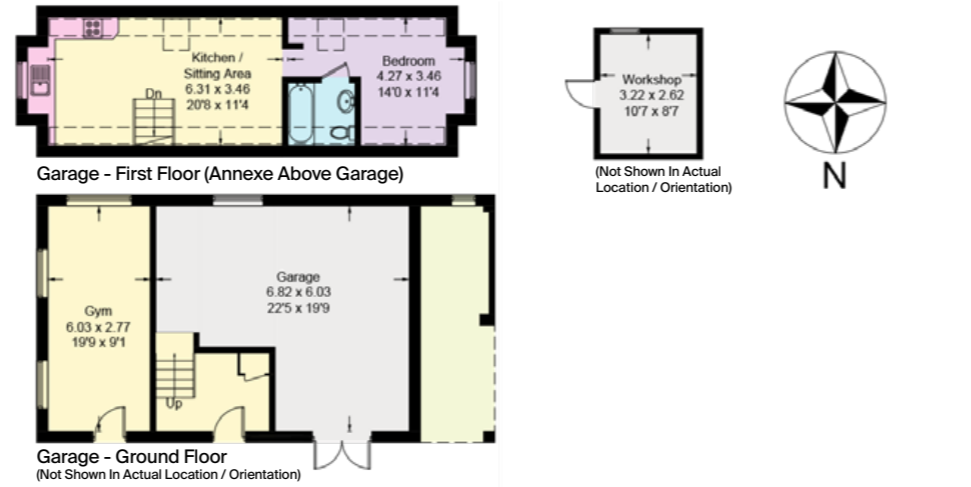
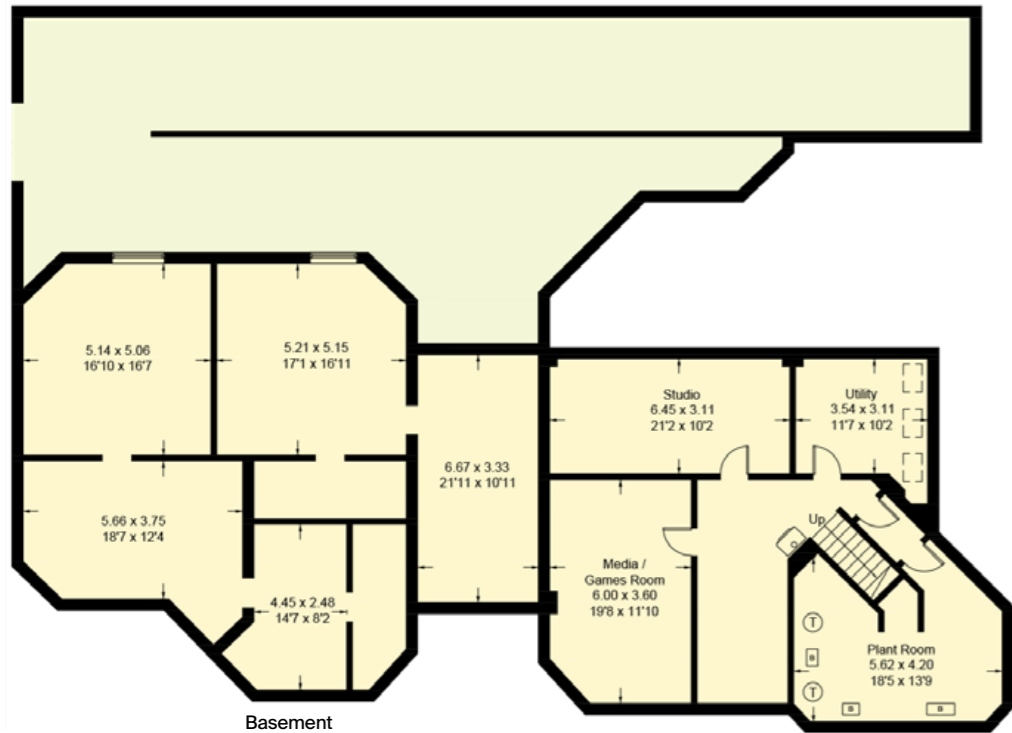
The basement level of the house offers further accommodation, including a media/games room and a central meeting room. There is also a studio, plant room and laundry room downstairs.



Approximate Gross Internal Floor Area

- Main House: 585 sq m / 6,301 sq ft
- Garage: 41 sq m / 443 sq ft
- Workshop: 8 sq m / 91 sq ft
- Annexe: 46 sq m / 494 sq ft
- Total: 680 sq m / 7,329 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garden and Grounds

Falling Leaf sits in a raised position with woodland surroundings providing seclusion and privacy. The house is approached via a long private road, leading to the electric gate entrance. There is plenty of space for parking in the gravel courtyard at the front of the house, which is also home to a sizeable double garage, gym, workshop and wood store. The gardens are made up of a formal lawned section with pergola and herbaceous borders including a variety of flowers, roses, crocosmia and pyracantha hedging. There are two large feature ponds either side of the entrance to the house. To the rear, there is a walled terrace with a water feature, perfect for entertaining and dining. The garden also enjoys many mature trees, including apple and pear. Of particular note, is a very large unconverted basement area which offers excellent overflow storage and parking space currently, which could be developed further (circa 3,000 sqft).

Annexe

Located above the garage is a useful self-contained annexe, ideal for guests or au pair. The annexe accommodates an open plan layout with a fully fitted kitchen and dining area, sitting room and bedroom with en suite bathroom.





Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."



Property information

Tenure: Freehold.

Services: Mains electricity & water. Private drainage. Air source heat pump, underfloor heating. Solar panels.

Local authority: South Oxfordshire District Council: 01235 422422

Council Tax Band: G

Energy Performance Certificate Rating: Band A

Postcode: OX39 4BN

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



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Particulars dated July 2022. Photographs and videos dated June 2022.

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