



Rhus Cottage, Station Road, Chinnor

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## Summary of accommodation

A delightful, three bedroom family home in the centre of this popular Chiltern's village.

Entrance hall | Sitting room | Kitchen/dining room | Cloakroom

Principal bedroom with en suite bathroom and eaves store | Two further bedrooms | Family bathroom

Garage/Workshop | Gardens | Covered Jacuzzi

•• Please note, the Jacuzzi can be sold with the property and this can be discussed at the time an offer is made. ••



**Guide price:** £650,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** E

M40 (J6) 3.5 miles

Princes Risborough 4.5 miles

Thame 5 miles

Oxford 22 miles

London Heathrow 30 miles

Central London 42 miles

(Distances and times are approximate)











Situated in the heart of the Oxfordshire village of Chinnor on the Buckinghamshire/Oxfordshire borders, Rhus Cottage is ideally placed to take full advantage of all the village has to offer. There are 3 well regarded pubs, the Village Centre, Community Pavilion, tennis courts and a range of small independent shops as well as a Co-op.

Set on the edge of the Chiltern escarpment the surrounding countryside offers great scope for walking and riding with the Icknield Way- a pre-Roman road running along the top of the village.

The larger market towns of both Thames and Princes Risborough are within easy striking distance and for the commuter there is a mainline railway at Princes Risborough and the M40 is just 3.5 miles giving access to London, Oxford and beyond.

## Rhus Cottage

Rhus Cottage is an attractive family home that was built around 16 years ago, it has been beautifully maintained and updated. You enter from the gravelled driveway, through the front door into the generous entrance hall with stairs ahead rising to the first floor.

The double aspect sitting room benefits from an open fire with exposed brick surround and wood flooring, and is a light and airy room with double doors opening to the rear garden. The kitchen/dining room is very well fitted with a range of eye and base level units with wooden work surfaces, a range style cooker and Butler's sink. With a picture window to the front, the kitchen also has glazed double doors giving access to the rear garden and a door through to the garage. There is also a guest cloakroom on the ground floor.

On the first floor the landing gives access to the main bedroom with a large en suite, two further bedrooms and family bathroom.











## Gardens & Grounds

Rhus Cottage is approached from the highway across a gravelled driveway, providing parking for numerous vehicles and leading to the integral garage and front door.

To the rear, the gardens are predominantly paved with attractive hard landscaping creating a wonderful outdoor dining area. There is a large covered Jacuzzi and views to the hills beyond.



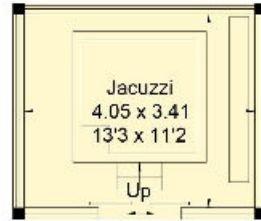
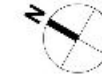






This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

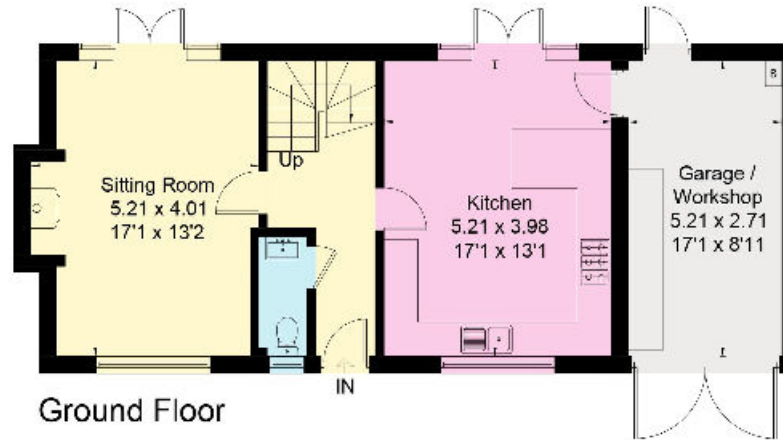
Approximate Area  
 Ground Floor = 68.6 sq m / 738 sq ft  
 First Floor = 62.7 sq m / 675 sq ft  
 Outbuilding = 13.8 sq m / 148 sq ft  
 Total = 145.1 sq m / 1,561 sq ft  
 Including Limited Use Area (4.0 sq m / 11 sq ft)



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

Knight Frank  
 Bucks & Herts  
 St Marys Court  
 Amersham  
 HP7 OUT  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

William Furniss  
 01494 689261  
[william.furniss@knightfrank.com](mailto:william.furniss@knightfrank.com)

Max Warby  
 01494 689263  
[max.warby@knightfrank.com](mailto:max.warby@knightfrank.com)



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