

Chimneys, Duck Lane, Buckinghamshire



A superb 5300 sq.ft. detached village house ideally situated in a quiet country lane with views over the lovely Buckinghamshire countryside yet only 2 minutes walk from the local pub and village green.

Summary of accommodation

Reception Hall | Dining/Entertaining room
Kitchen/Breakfast room | Lounge | Media/Drawing room
Study | Cloakroom | Storeroom/Pantry | Utility | Boot room

Galleried landing | Principal bedroom with en-suite dressing room, en-suite bath and shower room | 3 further en-suite bedrooms | Bedroom | Bathroom | Craft room

Private drive | Electric gates | Parking for multiple cars
EV charging port | Double garage with Business office above
Outside WC | Barn with Games room, storage and hot tub
Fibre to the property with 900Mbps

Attractive south facing lawned gardens of just over one acre
Lily and fish pond | Extensive patios

Distances

Thame 8 miles, Bicester Village 6 miles | Oxford 12 miles
M40 Junction 7 miles | Haddenham station 7 miles
(Marylebone station 37 minutes) | Heathrow airport
55 minutes (All times and distances are approximate)



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Location

Chimneys is situated in a quiet country no-through lane just off the extensive village green in Ludgershall and only 2 minutes walk from The Bull & Butcher public house. The pretty market town of Thame is only 15 minutes drive away and has a Waitrose store and several excellent restaurants and pubs. The renowned Bicester Village shopping centre is only 10 minutes away with a direct rail line to Oxford. Fast trains to Marylebone from Haddenham take only 37 minutes. Bicester town has both large Sainsbury and Tesco supermarkets, as well as an M&S Food Hall and a wide choice of shops and local amenities. There are excellent local secondary (the property is within Waddesdon School's catchment area), and also the local grammar as well as many independent schools.

Chimneys

Chimneys is a superb detached house which stands in the centre of a 1.14 acre plot with delightful lawned gardens and attractive countryside views over the south facing rear. It is surrounded by mature trees and hedging. Built in 2000, the property has been sympathetically improved and extended by the current owners so that it provides an exemplary family home which is ideal for entertaining.

The beautifully presented accommodation extends to just under 5,300 sq.ft. It has a delightful light and airy feel with high ceilings and with the majority of the rooms looking over the private gardens that surround the house.

All the reception rooms are large with the reception hall providing an impressive entrance to the house with a solid oak staircase and views all the way through from the front door to the rear garden. The generous entrance hall also has a wood burning stove.

The hub of the house is the open plan kitchen/dining room which, in turn, has double doors to the lounge. The fitted solid oak kitchen has granite work surfaces, an oiled fired AGA & an electric range Falcon cooker and hood. It also benefits from a central island incorporating a breakfast bar. Wall to wall bi-fold doors from the dining room provide access to the patio and the garden.

The attractive double aspect lounge also has bi-fold doors. At the front of the house is the study, a cloakroom and the media room/drawing room with a built-in wall to wall display unit. All these rooms are of a generous size.





On the first floor, the triple aspect principal bedroom is another charming room with a vaulted ceiling and leads to an en-suite bathroom with his and her sinks and both a bath and shower. This in turn leads to a large dressing room with a comprehensive range of fitted wardrobes. There are 3 more bedrooms on this floor with 2 bathrooms - one being en-suite . One of these rooms is currently being used as a craft room.

On the second floor is a large sitting area/bedroom 6 and a double bedroom with en-suite shower room and kitchenette. This floor could be used as a separate flat.





Gardens and Grounds

Outside, there are well tended gardens, a large south facing patio and a pond with controllable waterfalls. There is a right of way across the garden, which has been supplemented by a shorter, screened permissive alternative to the side of the property.





Property information

What 3 Words: //invents.wand.stuff

Services: Mains water, electricity, drainage, electric vehicle charging.

Fibre to the property - 900Mbps

Local authority: Buckinghamshire Council

Council Tax Band: G

EPC: D

Tenure: Freehold

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Area 492 sq m/ 5,286 sq ft

Ground Floor Area 228 sq m/ 2,452 sq ft

First Floor Area 69 sq m/ 739 sq ft

Second Floor Area 69 sq m/ 739 sq ft

Garage Ground Floor Area 36 sq m/ 391 sq ft

Garage First Floor Area 23 sq m/ 247 sq ft

Outbuildings Area 44 sq m/ 477 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.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024

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