



Middle Farm Close, Chinnor - OX39 4GP

Guide Price £550,000

**TIM RUSS**  
& Company





## Middle Farm Close

Chinnor, Oxfordshire

- RARELY AVAILABLE LOCATION IN AN EXCLUSIVE DEVELOPMENT CONSISTING OF JUST FOUR HOMES, POSITIONED AT THE END OF THE VILLAGE
- DELIGHTFULLY EXTENDED & IMMACULATE PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- AMPLE OFF STREET PARKING AVAILABLE, CAR PORT & GARAGE
- STUNNING GARDEN COMPLETE WITH A LOVELY SUMMER HOUSE
- STYLISH & CONTEMPORARY KITCHEN/BREAKFAST ROOM COMPLETE WITH GRANITE WORK SURFACES
- BI-FOLDING DOORS TO THE SOUTH EAST FACING GARDEN
- BRIGHT & AIRY SITTING ROOM
- BRIGHT & HIGHLY IMPRESSIVE PRINCIPAL BEDROOM OFFERING AN EN-SUITE SHOWER ROOM & A SKY LIT VAULTED CEILING
- READY TO PURCHASE - COMPLETE UPPER CHAIN IN PLACE





# Middle Farm Close

Chinnor, Oxfordshire

Tucked away privately, is this charming three bedroom semi-detached house. One of only four homes in this exclusive development, this immaculately presented home boasts a highly sought-after location at the village's peaceful edge. Carefully extended and meticulously maintained, this three-bedroom family home offers not only ample off-street parking, a convenient carport, and a garage but also a stunning garden featuring a delightful summer house that offers a peaceful retreat and a very useful study/home office space. Inside, a stylish and contemporary kitchen/breakfast room, complete with granite work surfaces, beckons, while bi-folding doors open up to the south-east facing garden, flooding the space with natural light. The entrance lobby, downstairs cloakroom, leads to the modern sitting room which completes the ground floor accommodation. To the first floor, three bedrooms and a family bathroom awaits. Special mention must be made for the highly impressive principal bedroom, offering an en-suite shower room and a sky-lit vaulted ceiling. With a complete upper chain in place, this home is ready to be yours, ensuring a seamless transition to your new abode.

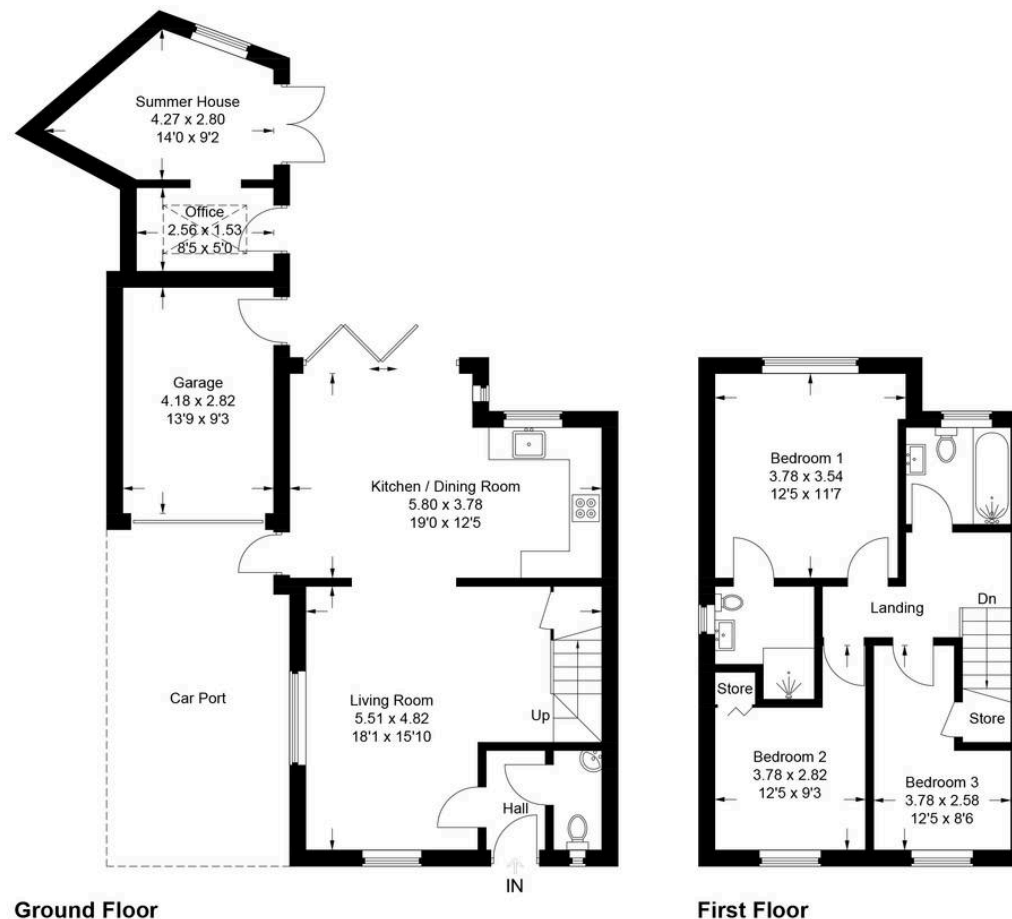
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor

First Floor

### 3 Middle Farm Close, Chinnor, OX39 4GP

Approximate Gross Internal Area

Ground Floor = 48.1 sq m / 518 sq ft

First Floor = 46.7 sq m / 503 sq ft

Outbuildings = 25.7 sq m / 277 sq ft

Total = 120.5 sq m / 1,298 sq ft

(Including Garage / Excluding Car Port)

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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## Tim Russ and Company

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