



Sprigs Hill, Sprigs Holly, Chinnor, Oxfordshire, OX39 4BX



Sprigs Hill

Pleasantly and peacefully situated up in the Chiltern Hills and surrounded by beautiful countryside, this is a well presented and spacious, modern, 4 bedroom, semi-detached family home with an enclosed south-west facing garden to the rear and a large gravel driveway to the front, providing parking for up to 4 cars. Offered for sale with no onward chain, the property benefits from lovely far reaching views over open countryside to the front and a recently replaced gas fired boiler.

Downstairs, there is a bright entrance hall with stairs leading to the first floor, with understairs cupboard, and doors to all ground floor rooms. The sitting room is a large room, measuring in excess of 21 ft (6.5m), with sliding patio doors leading into the garden and a working fireplace. To the front is a good size study and to the rear a fully fitted kitchen with a range of cupboards, ample space for a dining table and chairs and a 'back' door. A useful utility room/downstairs cloakroom completes the ground floor. Upstairs, there is a master bedroom with built-in wardrobes, two further double bedrooms, a single bedroom and a family bathroom.

Outside, there is an enclosed, sunny south-west facing rear garden, laid to lawn with shrub borders, a paved terrace, a timber shed and side access. The front garden is part-lawned and part-gravelled, with mature hedge and brick wall boundaries and provides parking for a number of vehicles.

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining Room, Study, Utility Room/Cloakroom.

First Floor

Landing, Four Bedrooms, Family Bathroom.

Outside

Front Garden with Gravel Driveway, Enclosed South-West Facing Rear Garden.



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Sprigs Alley

The peaceful and picturesque hamlet of Sprigs Alley is located up in the Chiltern Hills surrounded by beautiful countryside in an Area of Outstanding Natural Beauty. Numerous footpaths and bridleways lead into the hills and woods, including the famous Ridgeway, Britain's oldest road and a route used since prehistoric times by travellers, herdsman and soldiers. Some excellent award-winning local pubs can be found nearby, including The Sir Charles Napier and The Mash Inn.

Chinnor is located within a couple of miles and has a good range of local shops, schooling and other amenities. More comprehensive recreational and shopping facilities can be found nearby in Thame, about 4 miles away, and slightly further afield in High Wycombe, Aylesbury and Oxford.

Excellent transport connections include fast train services from Princes Risborough to Oxford, Bicester, Birmingham and London Marylebone and the property is located within easy reach of the M40 motorway, junctions 6, 7 and 8.



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Directions

Leave Thame in a south-easterly direction on the B4445 heading towards Chinnor. Remain on this road and travel through Chinnor and continue up Chinnor Hill. Shortly after a sharp left hand bend, Chinnor Hill becomes Sprigs Holly Lane. Sprigs Hill can be found after about 1/2 mile on your right, just before The Sir Charles Napier pub.

Transport Links

M40 Motorway (Junction 7) - 5 miles.

Princes Risborough Railway Station - 6 miles.

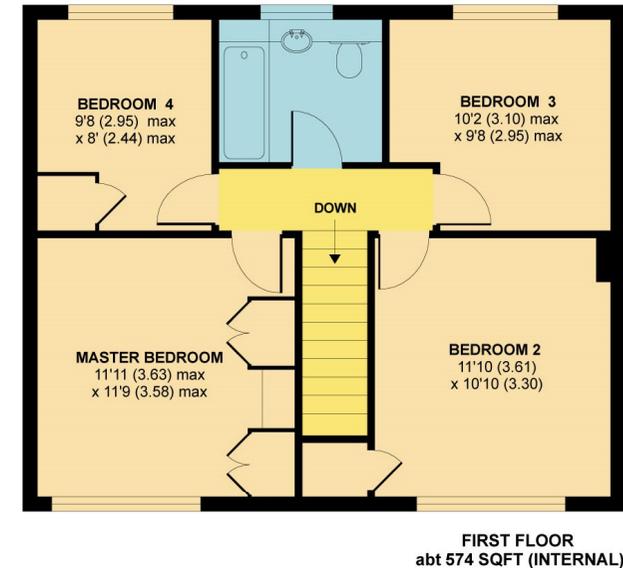
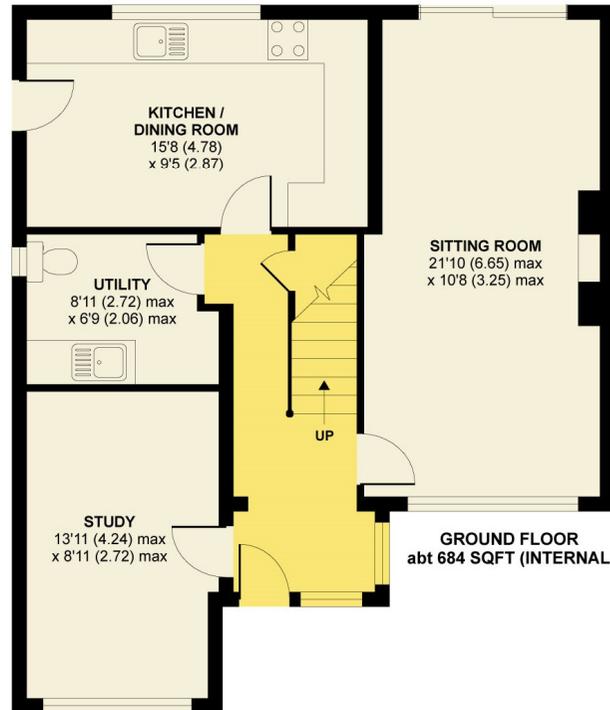
Tenure

Freehold.

Sprigs Hill, Sprigs Holly, Chinnor

Approximate Area = 1258 sq ft / 116.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Andrew Murray & Co LTD. REF: 604612



Services

Mains electricity and water. LPG Central Heating. Private drainage.

Local Authority

South Oxfordshire District Council.

Tax Band

E

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