

# PIPPINS

BOX TREE LANE, POSTCOMBE, OXFORDSHIRE OX9 7DS



# Pippins

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**A beautifully presented detached bungalow, standing on a wide plot, with extremely well presented accommodation, situated in a village location.**

The property boasts nearly 2,000 sq ft of accommodation with a 30ft+ principal reception room and modern kitchen with a breakfast room (which could be used as a living space) and a useful utility room. The aforementioned reception room has a lovely brick built fireplace and bar feature and there is ample room for a dining table for those more formal occasions in the year. There are French doors opening to the one of the two rear terraces and there are further views to the side over countryside.

The main bedroom is a large double bedroom, with an extensive range of built-in wardrobes and has a walk-in dressing room and en-suite shower room. There is a further double bedroom, with fitted bedroom furniture, and the third bedroom has a door to the rear terrace and is currently used as a study/occasional bedroom. There also is a four piece bathroom suite and a cloakroom off the main hall.

To the front of the property is a large driveway, leading to the double garage, with room for several vehicles. There is a lawned area, with a mature monkey puzzle tree and hedging to one side.

To the rear is a wide garden with a lawned area and two terraces. There are two sheds, a log store, and rear access to the garaging. The rear and side are adjacent to fields.

“A GENEROUSLY SIZED DETACHED PROPERTY BACKING ONTO FIELDS”



## IN BRIEF

- Village location
- M40 minutes away (Jct 6) which includes access to the Oxford Tube bus service to London
- Immaculate décor throughout
- All the rooms have impressive dimensions



## OVERVIEW

- Three double bedrooms
- Main suite boasting bedroom, dressing room and shower room
- Large kitchen with a breakfast room and utility room
- 30ft+ principal reception room
- Family bathroom
- Cloakroom
- Front & rear gardens
- Double garage
- Double glazed windows
- Oil to radiator heating
- Located on a country lane

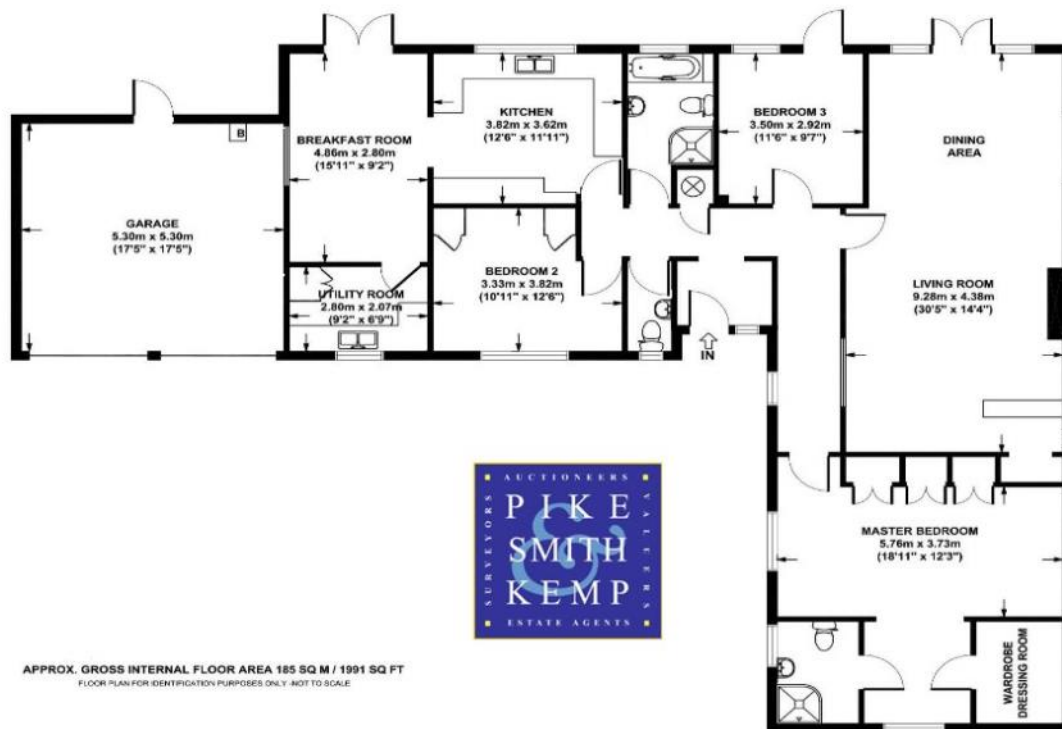
**GUIDE PRICE: £550,000**

**FREEHOLD**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(59-80)	<b>C</b>		72
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:  
TH1022



APPROX. GROSS INTERNAL FLOOR AREA 185 SQ M / 1991 SQ FT  
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE

## LOCATION

The property is situated in the small Oxfordshire village of Postcombe, which is located about 5 miles away from Thame and Watlington. The village boasts a village pub (& B&B) and a service station with a shop. Both Watlington and Thame have a more extensive range of amenities, including a Waitrose supermarket.

The village is surrounded by pretty countryside with a large number of local country walks.

For the commuter, there are numerous options, including the M40, which is only 5 minutes away (Jct 6), as well as the Oxford Tube bus service with coaches every 15 minutes! Haddenham and Thame Parkway is also a short drive away.

In terms of schooling, the nearest primary schools are in Lewknor and Aston Rowant. The closest senior schools are in Watlington (Icknield Community College), Thame (Lord Williams) and Princes Risborough (St Teresa's and Princes Risborough).

## PIKE SMITH & KEMP

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Thame - Marlow - Cookham - Maidenhead

