



3 Coles Hill, Brill Road, Chilton, Buckinghamshire, HP18 9LX



3 Coles Hill

Set to the edge of this highly desirable Buckinghamshire hilltop village with stunning far-reaching rural views, this is a beautifully decorated and tastefully refurbished, three bedroom family home with a generous south facing landscaped rear garden, gravel driveway parking and double garage with workshop.

With refitted kitchen and bathroom and decorated throughout with modern neutral shades, the property is ready to move into and we recommend an early viewing to avoid disappointment.

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining/Family Room, Cloakroom.

First Floor

Three Bedrooms, Bathroom.

Outside

Garden, Driveway Parking, Garage and Workshop.



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Chilton

Chilton is a highly sought-after hill-top village with spectacular views and is surrounded by beautiful countryside.

For day-to-day shopping and local produce, the village of Long Crendon is about 2 miles away. For more comprehensive amenities, the historic market town of Thame is about 4 miles away in South Oxfordshire; whereupon a range of high street stores and supermarkets, including Waitrose and Sainsbury, leisure and sporting facilities, pubs, cafés and restaurants and are to be found.

Haddenham and Thame Parkway Railway Station, with fast trains to London Marylebone, Birmingham and Oxford, is situated about 5 miles away and the M40 motorway can be accessed within about 8 miles.



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Directions

From our town centre offices, depart Thame on the B4011 in a north-westerly direction towards Long Crendon. Continue into Long Crendon and, at the roundabout, turn right onto the Cheersley Road. Take the second left into Chilton Road and continue on this road, out of the village, through Easington and onto Chilton. Continue along the village road, around a sharp left hand bend, past the right turning to Dorton and into Coles Hill. No.3 can be found on your left, after a short distance.

Transport Links

M40 Motorway (Junction 7) - 8 miles Haddenham and Thame Parkway railway station - 5 miles.

Services

Mains electricity, water and drainage. Calor gas central heating.

Broadband

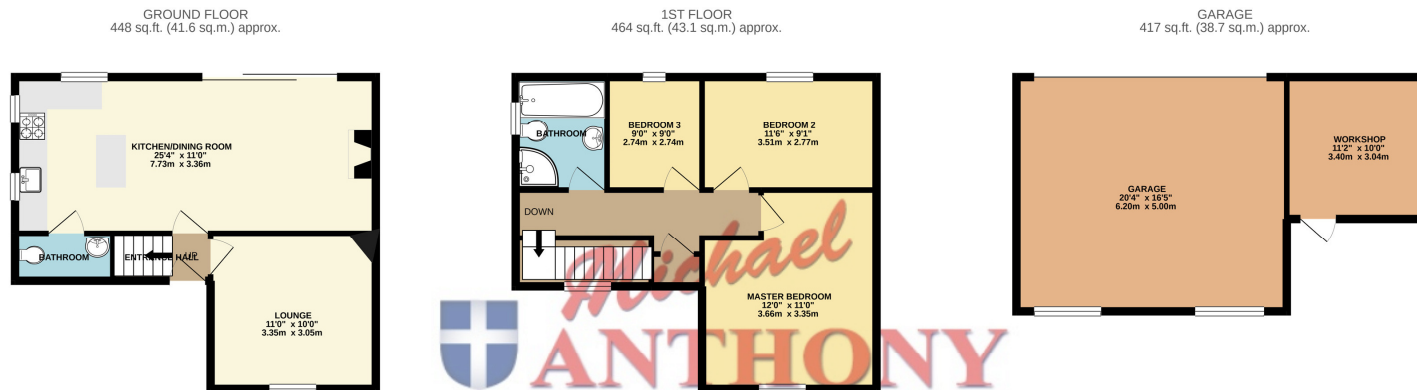
Average broadband speed within this postcode is 68Mb per second. (source Rightmove.co.uk)

Local Authority

Buckinghamshire Council - Tax Band C.

Tenure

Freehold.



TOTAL FLOOR AREA : 1329 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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