



rybull  
group

# Oakley Lane, Chinnor, OX39 4HT

£1,395,000

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- Detached House
- Land Of Approximately 1.93 Acres
- Development Potential (Subject to Planning Permission)
- Village Location
- Gated Entrance
- Driveway Parking & Side Access
- Double Garage
- Swimming Pool
- Music Room
- 43ft Reception Room



A truly unique opportunity to acquire a detached dwelling with land approaching 2 acres. Situated within a sought after South Oxfordshire Village, the property is surrounded by the Chiltern Hills and to the rear adjoins the stunning South Oxfordshire countryside. This family home offers far more than meets the eye, with flexible accommodation and a detached double garage.

There are a plethora of potential uses for the 1.93 acre plot, which must be seen to be fully appreciated. The exiting owners run a dog day care business, however the land also affords great potential for further development (subject to the necessary planning permission from South Oxfordshire District Council).



Energy performance certificate (EPC)																																		
ES Oakley Lane Ox129GS OX26 4HT	<b>Energy rating</b> <span style="font-size: 2em; font-weight: bold;">C</span>	Valid until: 19 May 2034 Certificate number: 8800-6154-0122-0395-344																																
Property type		Detached house																																
Total floor area		321 square metres																																
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-references">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-references">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-references</a> )																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-101</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>69</td> <td>78</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-101	A			81-91	B			69-80	C	69	78	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure