



Yale

Icknield Close  
Kingston Blount

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bonners & babingtons





A unique and spacious 4 bedroom house, that has been extended to create a fabulous modern family home. Situated at the end of, within a quiet cul de sac, with countryside walks on your doorstep and views over the Chiltern Hills.

## 9 Icknield Close, Kingston Blount, Oxfordshire, OX39 4RS

Guide Price £700,000

- Spacious & Unique Four Bedroom Family Home
- Previously Extended
- Quiet Cul De Sac Location
- Semi Open Plan Kitchen/Family Room with Bi-Fold Doors
- Dual Aspect Reception Room
- Separate Utility Room with Downstair WC
- Master Bedroom with Juliette Balcony & Ensuite
- Family Bathroom
- Insulated Home Office with Power & Lights
- Enclosed Rear Garden
- Garage Potential
- Off Road Parking
- Fabulous Countryside Walks Close by



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

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## Location

Kingston Blount is a village about 4 miles (6.4 km) southeast of Thame in South Oxfordshire. The village is a spring line settlement at the foot of the Chiltern Hills escarpment.

The 87 mile (140 km) long Ridgeway National Trail passes to the south, and the Lower Icknield Way to the north.

The village has a modern style coffee shop The Cherry Tree and a large playing field where the village's main events are held. The primary school is situated half a mile away in Aston Rowant. Close by, within 5 minutes walk, is the Aston Rowant cricket club, an idyllic social hub on a summer evening, with a bar in the pavilion. Also, the village has a "Little Firefly Forest School" for pre schoolers just off the Stert Road in Kingston Blount, and a thriving community with regular events in the village hall, and an annual Street Fair.





## Description

The property consists of: entrance hallway where all rooms lead from with space for coats and shoes. The formal dual aspect reception room has a cosy wood burning stove and French doors to the garden.

Across the hallway is the fabulous kitchen/family room, a great place to socialise with friends or simply for the family to gather at the end of a busy day. The versatile semi open plan rooms offer various uses, currently a TV/snug area, dining space and the modern kitchen. The dual aspect kitchen has ample eye and waist level storage including a magic corner. There are solid wood work tops, a breakfast bar, Belfast sink and bi-fold doors to the patio and garden.

In addition there is a separate utility room which can also be accessed from the front of the property, which has plumbing for white goods, a downstairs cloakroom and large storage cupboards for coats and shoes, making this the perfect entrance for muddy dogs and children.

## Upstairs

There are four good size double bedrooms all with built in storage and a modern family bathroom with bath and overhead shower.

The master bedroom boasts an ensuite shower room with rainfall shower and heated towel rail, and a Juliette balcony which overlooks the garden.



## Outside

To the front of the property there is off road parking and an EV charging point. The rear garden is laid mainly to lawn with mature beds and borders, a patio area and decked seating area at the side of the property. Within the garden is a sizable home office and storage section, that benefits from double glazing, wall, floor and ceiling insulation, power and lights. There is also a gate at the rear of the garden that takes you into the centre of the village, with children's play area nearby and stunning countryside walks. Please note previous owners had a garage at the rear of the garden with a drop curb to Bakers Piece.

Other notable features include: gas central heating, double glazing throughout, part boarded suspended loft and pressurised water tank.





## General Remarks and Stipulations

### Tenure

Freehold

### Services

Gas Central Heating, Mains Drains.

### EPC Rating

TBC

### Local Authority

South Oxfordshire District Council

### Viewing

Strictly by appointment with Bonners & Babingtons

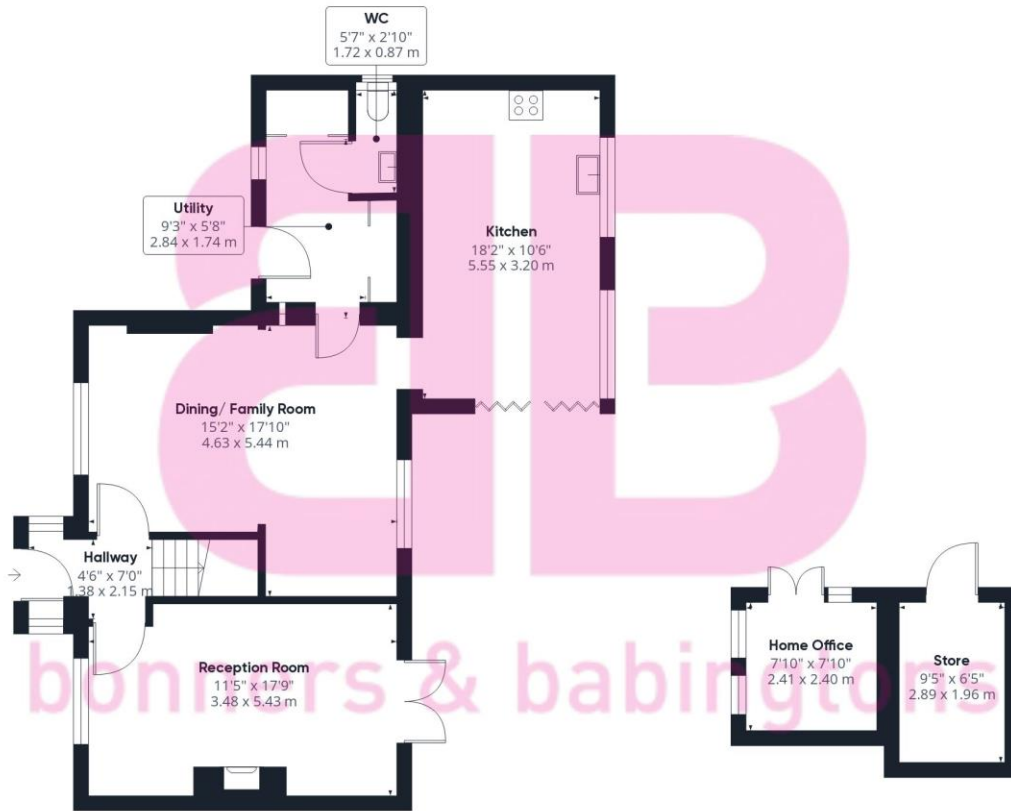
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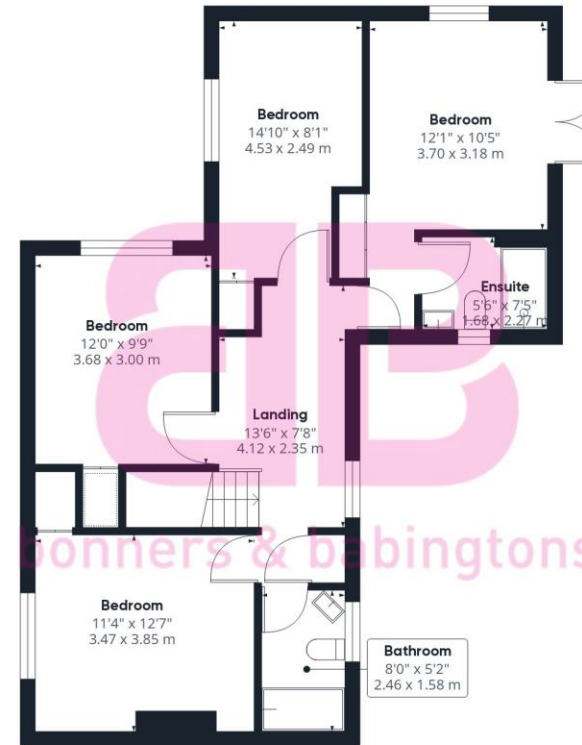
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1607.16 ft<sup>2</sup>  
149.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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