



bonners & habingtons

Town Farm Barns
Kingston Blount

Town Farm Barns Kingston Blount OX39 4SB

Guide Price: £525,000

Tucked away in a peaceful rural setting, this charming 2-bedroom, 2 bathroom barn conversion is a beautiful blend of rustic character and contemporary comfort in a tranquil countryside location.

The home retains much original charm, with exposed beams, high vaulted ceilings, and thoughtful architectural details throughout. The spacious living area is both welcoming and functional — perfect for relaxing or entertaining al fresco via French door access to the courtyard garden. The well-equipped kitchen combines style and practicality with ample waist and eye level units and space for white goods and dining table.

The master bedroom is generously sized and filled with natural light, creating a restful retreat and boasts French doors to the courtyard garden. A stylish en-suite shower room complements the room and benefits from a rainfall shower, heated towel rail and vanity unit.

Bedroom two has unique stained glass windows allowing the light to filter in from the hallway, there is also a door to the first-floor mezzanine level, making the bedroom the perfect teenage den or home office. There is an additional room which could be used as a utility or storage area, a stylish bathroom completes the interior, tastefully finished to match the character of the home with bath and overhead rainfall shower, linen cupboard and vanity unit.

Step outside into the heart of the property — a secluded courtyard garden overflowing with the scent and colour of mature rose bushes. This private outdoor space is a true sanctuary, ideal for quiet morning coffees, summer dining, or simply enjoying the beauty of nature in bloom.

Whether you're seeking a peaceful full-time residence, a weekend escape, or a picturesque holiday let, this unique barn conversion offers charm, comfort, and countryside elegance in equal measure.





Other notable features: Gas central heating throughout, 2 allocated parking spaces, mains drainage.

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.

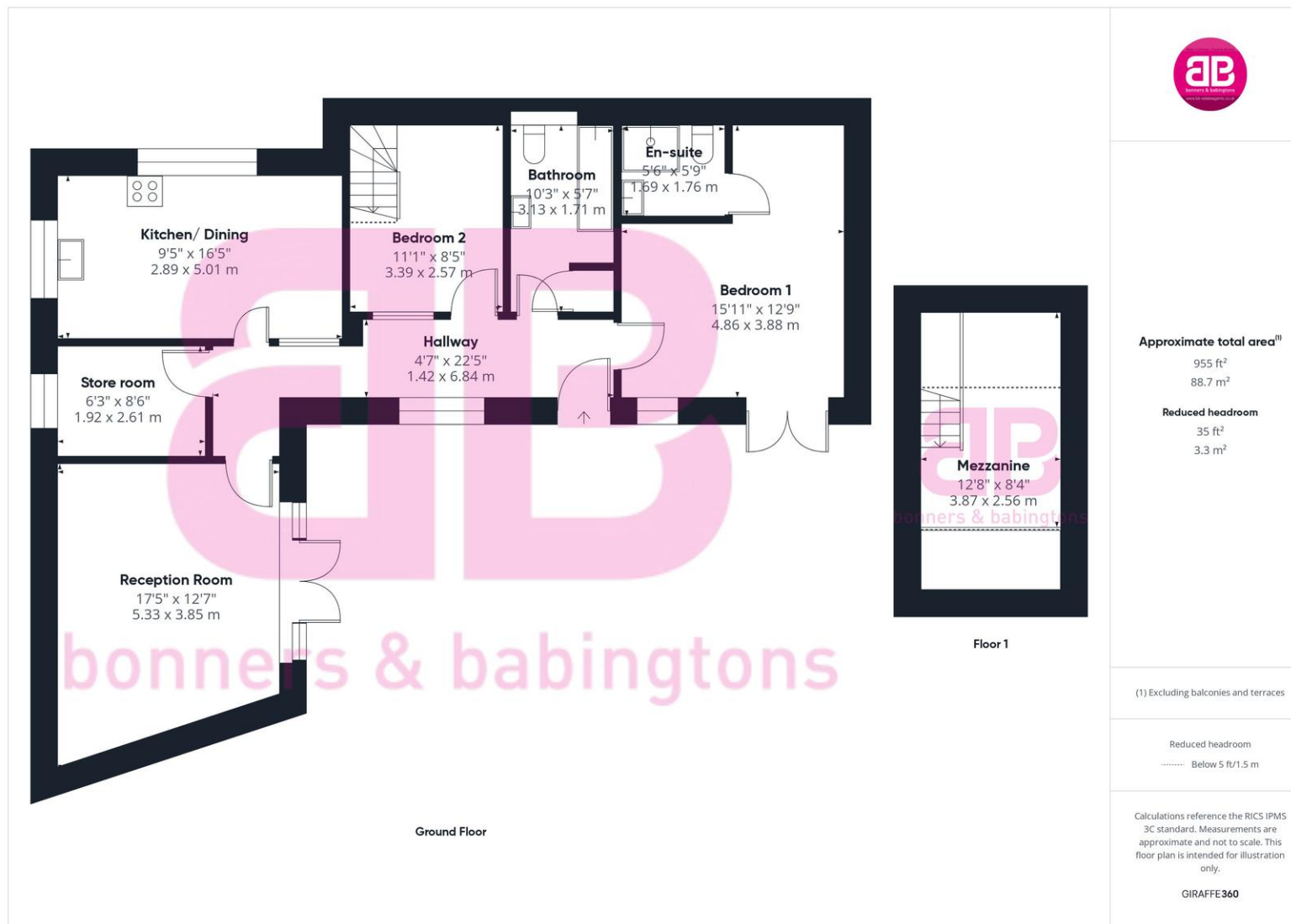
Close by, within 5 minutes walk, is the Aston Rowant cricket club, an idyllic social hub on a summer evening, with a bar in the pavilion. Also, the village has a Montessori nursery school, and a thriving community with regular events in the village hall, and an annual Street Fair.

Tenure: Freehold

Council Tax Band: E

Energy efficiency rating	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		





Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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