



bonners & babingtons

Kingston Stort  
Chinnor



# Kingston Stert Chinnor OX39 4NL

**Offers in Excess of: £425,000**

Beautiful and charming, 2-bedroom, 2 bathroom, 18th Century cottage that was originally the local public house has been previously renovated to create wonderful, characterful, yet modern spaces. Situated in this sought after hamlet that offers peaceful surroundings and countryside walks right on the doorstep.

The quaint cottage enters in to the main reception room from a small sunny courtyard; the room benefits from a dual aspect, offering an abundance of light, although the original beams and a feature inglenook fireplace with log burning stove will make this room a cosy retreat during the colder months. The room flows through to the beautifully finished kitchen/diner that is the real heart of the home where time can be spent cooking and chatting after a busy day. It offers ample waist and eye level units, integrated fridge freezer, dishwasher and electric oven with gas hob. There is plenty of space for a large dining table for entertaining guests, has a stable door to the back courtyard and also a door to the useful utility room with plumbing for white goods and space for an American style fridge freezer. This leads further to the modern and stylish bathroom with bath and overhead rainfall shower, vanity unit and heated towel rail.

Upstairs are two bedrooms with the master boasting a dual aspect, fitted his and hers wardrobes and ensuite shower room with rainfall shower. The second bedroom overlooks the fields adjacent to the house and has fitted dressing table and drawers which could easily be utilised for a home working office area.

Outside;

The outside of the property is split in to two private courtyards. To the front, the space is perfect for morning coffee and relaxing in the quiet, and the rear is a southwest-facing sun trap for al fresco dining and catching the setting sunset over the paddocks. There is a gate from this courtyard to the parking spaces for two vehicles to the side of the property.

Other notable features: Double Glazing and Gas Central Heating throughout, EV charge point







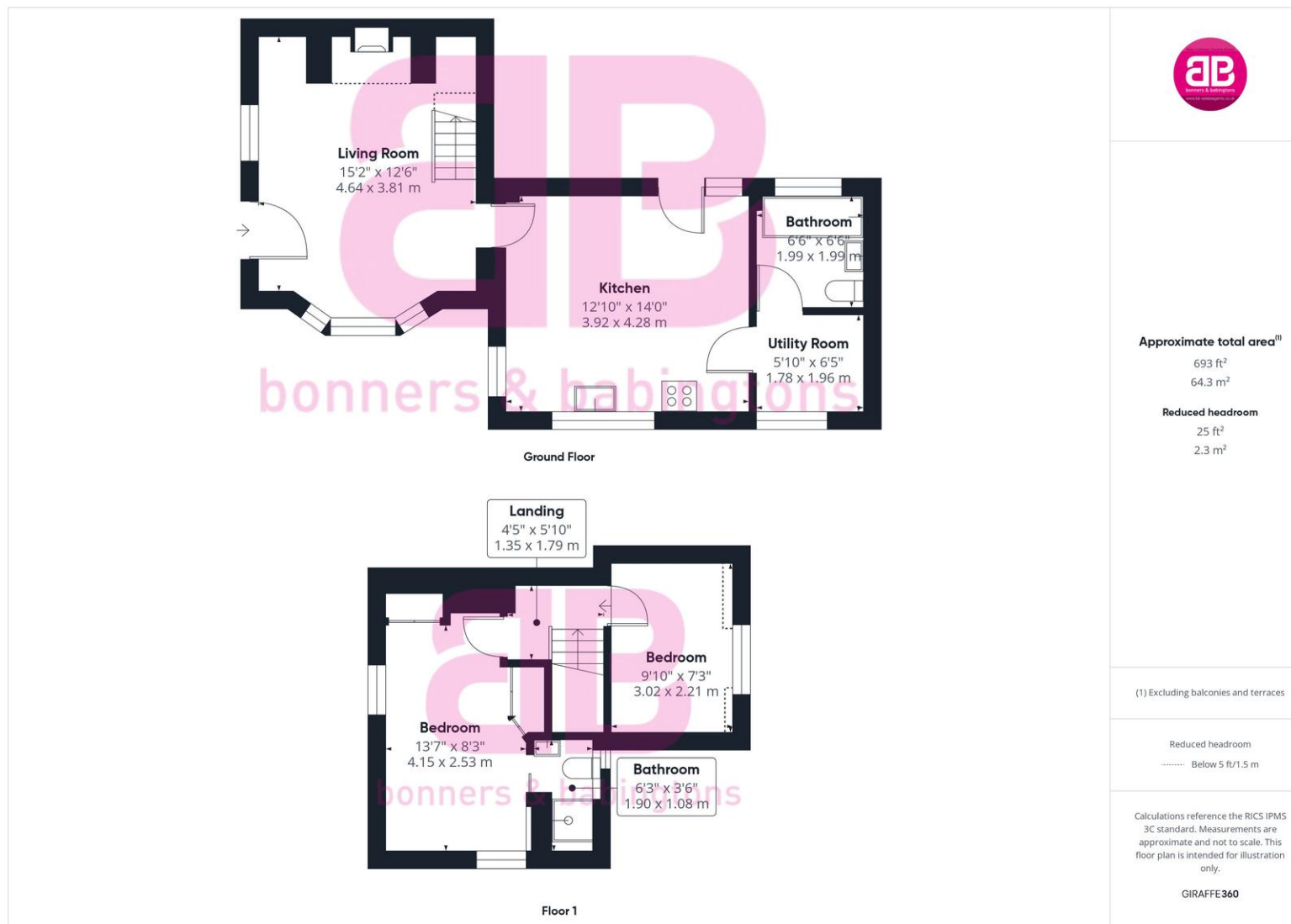
**Location:**  
 The property is situated in the pretty village of Kingston Stort on the edge of the Chiltern Hills in South Oxfordshire. Situated within the Parish of Aston Rowant and close to the villages of Sydenham and Kingston Blount. There is a good selection of state and independent schools nearby, including Aston Rowant Church of England primary school, Lord Williams School in Thame, Ashfold School and a selection of excellent schools in Oxford. Shopping facilities are available in the market town of Thame and further afield in Oxford. Conveniently located for the M40 motorway at Junction 6, as well as railway links from Princes Risborough to London Marylebone in about 36 minutes. Access to London Heathrow Terminal 5 in approximately 35 minutes.

| Energy Efficiency Rating                                     |   | Current | Potential |
|--------------------------------------------------------------|---|---------|-----------|
| How energy efficient is your property? - lower running costs |   |         | 100       |
| 92-100                                                       | A |         |           |
| 81-91                                                        | B |         |           |
| 69-80                                                        | C |         |           |
| 55-68                                                        | D |         |           |
| 49-54                                                        | E |         |           |
| 41-48                                                        | F |         |           |
| 35-40                                                        | G |         |           |
| Not energy efficient - higher running costs                  |   |         |           |
|                                                              |   | 57      |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                   |   | Current | Potential |
|----------------------------------------------------------------------------------|---|---------|-----------|
| How environmentally friendly is your property? - lower CO <sub>2</sub> emissions |   |         | 100       |
| 92-100                                                                           | A |         |           |
| 81-91                                                                            | B |         |           |
| 69-80                                                                            | C |         |           |
| 55-68                                                                            | D |         |           |
| 49-54                                                                            | E |         |           |
| 41-48                                                                            | F |         |           |
| 35-40                                                                            | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                  |   |         |           |
|                                                                                  |   | 65      |           |





#### 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

19 Station Road, Chinnor, Oxfordshire, OX39 4PU

**01844 354554**

chinnor@bb-estateagents.co.uk

rightmove

onTheMarket

Zoopla.co.uk

naei propertymark  
PROTECTED

