



# The Rise, Pleck Lane Chinnor

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The logo consists of the letters 'a' and 'B' in a large, bold, pink font. The 'a' is lowercase and positioned above the 'B', which is uppercase. Below the letters, the words 'bonners & babingtons' are written in a smaller, pink, sans-serif font.



A discreetly positioned 3-bedroom semi-detached property, with potential to further extend STPP, situated at the end of a quiet no through road and offering a generous corner plot with double garage, ample parking and close to countryside walks.

**The Rise, Pleck Lane, Kingston Blount, Chinnor, Oxfordshire, OX39 4RY**

**Guide Price £750,000**

- 3 Bedroom Semi Detached Property
- Large Corner Plot
- Discreetly Positioned
- Fabulous Kitchen/Dining/Family Room
- Previously Extended
- Further Potential to Extend STPP
- Master Bedroom with Ensuite Facilities
- Driveway Parking for 6-8 Vehicles
- Close to Countryside Walks
- Quiet Location



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## Kingston Blount

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 thriving community with regular events in the village hall, and an annual Street Fair.



## Description

The property enters into a hallway where doors to reception rooms and stairs to first floor lead from. The reception room to the right is a cosy yet bright, dual aspect that benefits from a wood burning stove and has a window to the snug/kitchen area, offering additional light.

The main heart of the home is the fabulous semi open plan family/kitchen/dining room designed in a contemporary layout, with French doors that open out to the private rear garden, an area for comfortable seating and a separate dining space, it offers the option to have the dining and snug areas reversed for versatile family living.

The kitchen has granite worktops, ample waist and eye level units, curved and pantry style cupboards and integrated dishwasher, it boasts space for a range cooker with gas hob and American style fridge freezer. The kitchen continues on to the convenient laundry room, with space for white goods, sink and additional storage, there is further outdoor access to the driveway and garages.

Also downstairs is a modern shower room that comprises a double rainfall shower, vanity cupboard, heated towel rail and heated towel rail.

Upstairs are three bedrooms, with the large master benefitting from a dual aspect and large fitted wardrobes. Bedroom two, also has fitted wardrobes and a view of the rear garden. The family bathroom has bath with overhead shower, vanity units and a heated towel rail.



Outside: The private and secluded, substantial rear garden is mainly laid to lawn with an abundance of mature plants and shrubs that offer fragrance, colour and texture in the summer months. There is a summer house with power and lights, ideal for a home gym or playroom, storage shed and greenhouse with raised beds for growing vegetables. (Also nearby are rentable allotments for the particularly green fingered.)

There is a large, raised decking area from the French doors for outdoor dining and socialising, a paved area for extra seating in the centre of the garden that has a pretty pergola surrounding it. There is a side door to the double garage and gate to the driveway where there is parking for 6-8 cars and electric front door access to the garages.

Other notable features; Water softener, filtered water tap, outdoor power, double glazing and central heating throughout, part boarded loft with power and light.



### General Remarks and Stipulations

#### Tenure

Freehold

#### Viewing

Strictly by appointment with  
Bonners & Babingtons

#### Services

Mains Gas, Water, Electric, Drainage

#### EPC Rating

C

#### Local Authority

South Oxfordshire

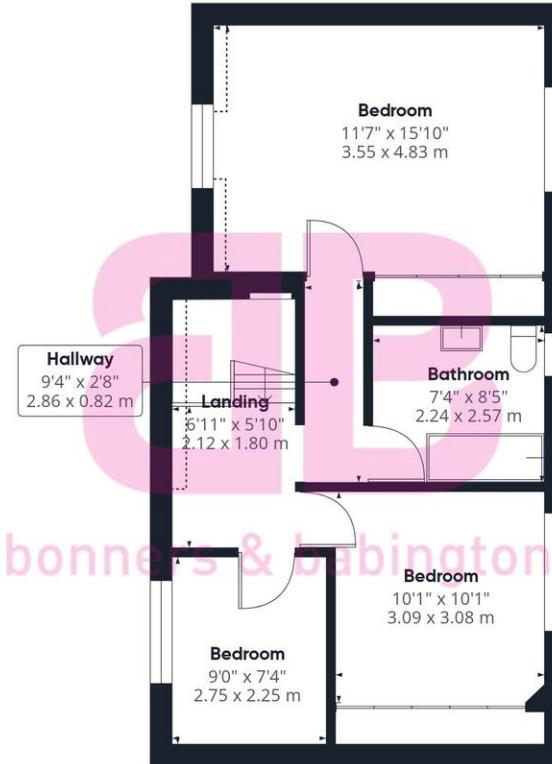
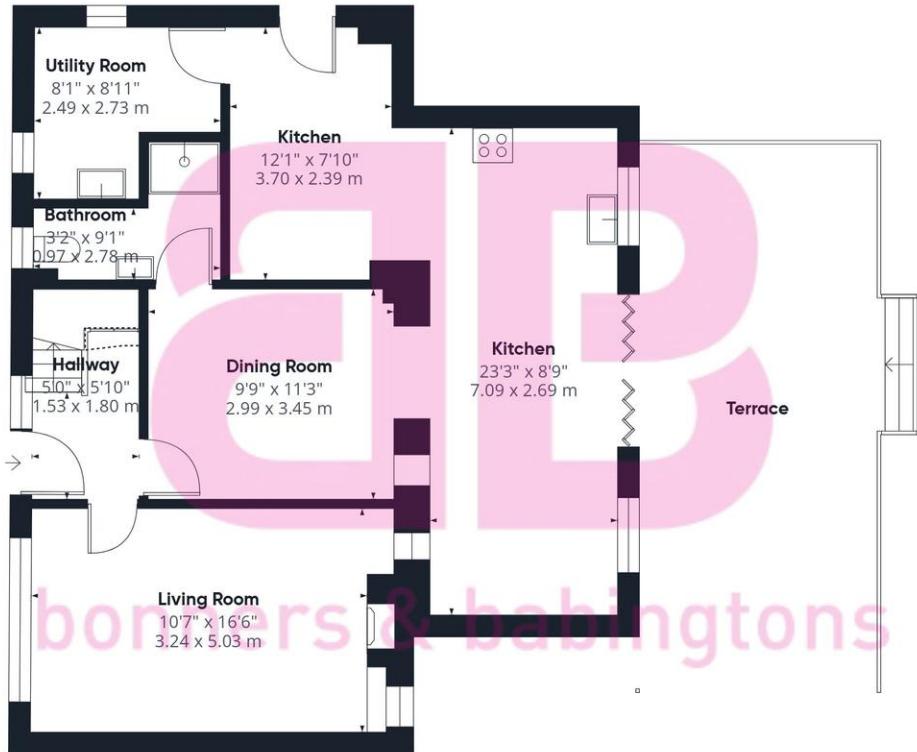
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**Approximate total area<sup>(1)</sup>**

1638 ft<sup>2</sup>  
152.3 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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