



Malvern Cottage  
Chinnor

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A beautiful & immaculately presented Victorian cottage, extended by the current owners to create fabulous, versatile family living and a stunning kitchen diner with bifold doors that open out to the wonderful countryside views of the Chiltern Hills. Situated along a tranquil country lane within this idyllic Oxfordshire village.

Malvern Cottage, Brook Street, Kingston Blount, Chinnor, Oxfordshire, OX39 4RZ

Guide Price £675,000

- Pretty 3/4 Bedroom Detached Victorian Cottage
- Extended to a High Specification
- 19' Kitchen Diner with Bifold Doors
- Boot Room
- 2 Bathrooms
- South Facing Garden
- Outstanding Far-Reaching Views
- Highly Sought After Village Location



19 Station Road, Chinnor, Oxfordshire, OX39 4PU

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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

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On entering the property via a covered porch area, the hallway is a welcoming space with flag stone flooring that leads to the useful and practical boot room, complete with storage for shoes and coats, a further door leads to the downstairs shower room. From the hallway is a door to the cosy and bright main reception room, featuring exposed brickwork, original beams, bay window and Clearview woodburning stove. This houses a back boiler for heating the water. There is access to the stunning 19' kitchen/diner that is the real heart of the home, offering space for the family to gather at the end of a busy day and a wonderful place to entertain family and friends with Bifold doors that open out to the rear garden, perfect for summer socialising. There are ample waist and eye level units, oak worktops, integrated appliances and underfloor heating. From the kitchen is the additional reception room with bay window to the front.

Upstairs is just as wonderful as the downstairs living space, with the master bedroom mirroring the size of the kitchen and boasting bespoke fitted wardrobes, its own wood burning stove and uninterrupted views across the garden and countryside beyond. The recently modernised family bathroom also benefits from the stunning views and comprises; bath with overhead shower, twin basins and two large linen cupboards. There are two further double bedrooms to the first floor and stairs up to the converted attic space, separated into two rooms that are perfect for teenage dens or study space. These rooms have been used for many years as Bedroom 4.

The pretty south facing rear garden has an area laid to lawn and a wonderful raised paved terrace for dining and enjoying the summer sunshine, this leads through gates to the adjoining allotments, perfect for the green fingered to grown their own fresh produce. To the front of the property is off road parking on the quiet street.

Other notable features; Gas fired central heating, part underfloor heating to ground floor, double glazing throughout, allotment currently rented by the vendor for peppercorn amount.





## General Remarks and Stipulations

### Tenure

Freehold

### EPC Rating

Current D, Potential B

### Local Authority

South Oxfordshire District Council

### Important Notice

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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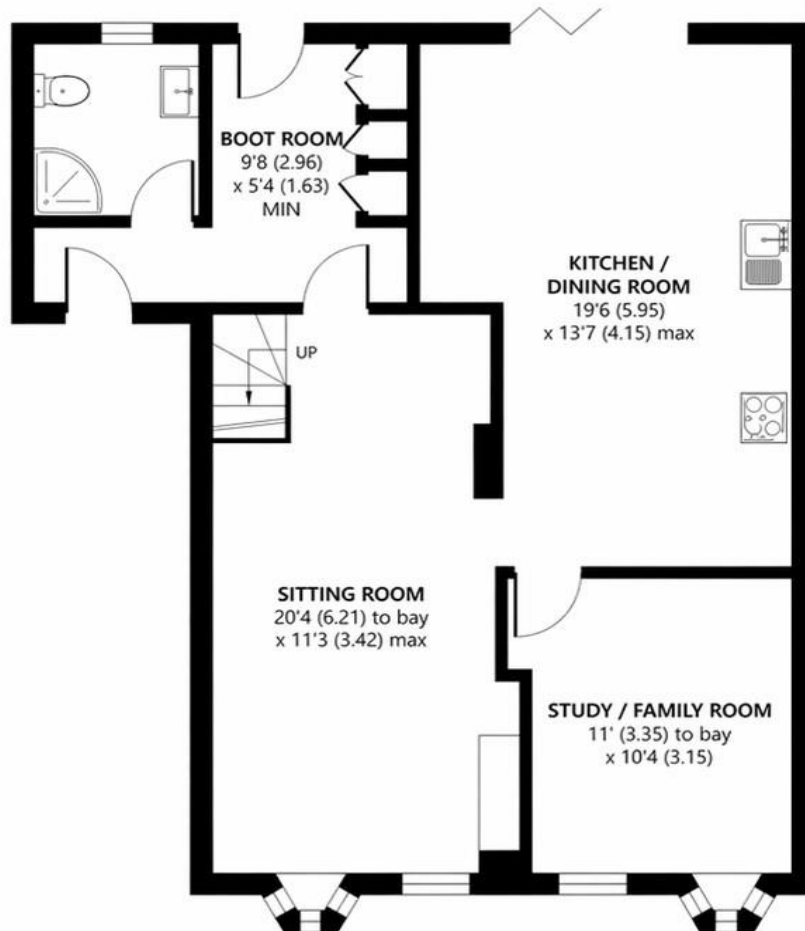
# Brook Street, Kingston Blount, Chinnor, OX39

Approximate Area = 1382 sq ft / 128.3 sq m

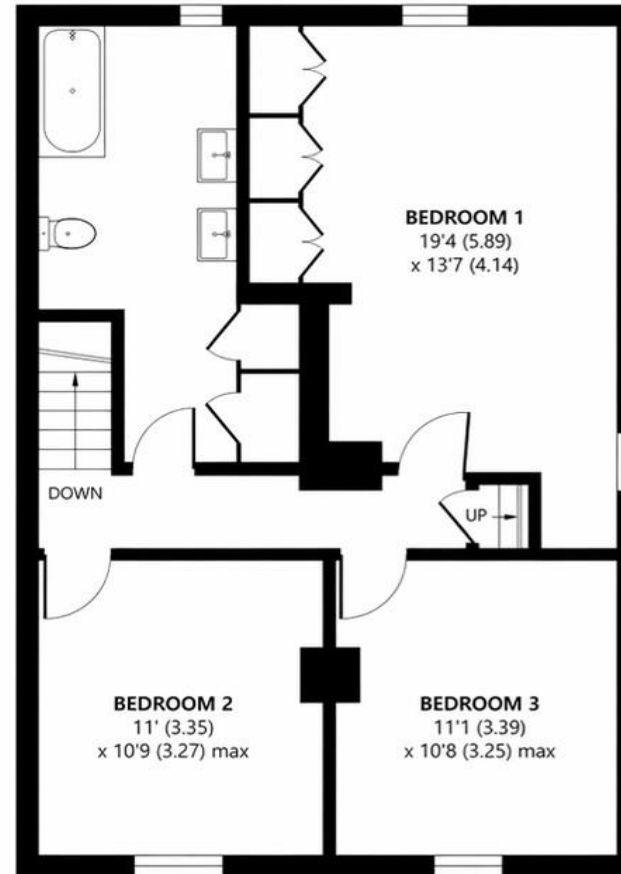
Attic = 320 sq ft / 29.7 sq m

Total = 1702 sq ft / 158.1 sq m

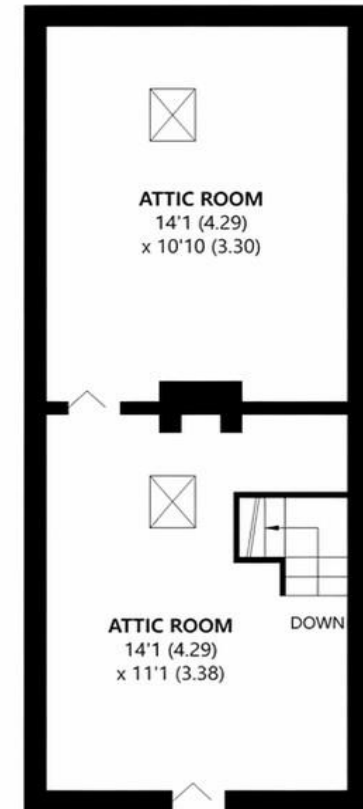
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1359888

