



bonners & babingtons

High Street
Kingston Blount

High Street
Kingston Blount
Oxfordshire
OX39 4SJ

£575,000

Situated within the delightful village of Kingston Blount, this attractive Victorian detached home offers a wonderful blend of period charm, generous accommodation and village living. Arranged over three floors, the property is full of character and provides versatile living space, making it an appealing proposition for those seeking a distinctive home in a desirable South Oxfordshire setting.

The accommodation is complemented by double glazing and gas central heating, whilst outside, the property enjoys a pleasant west-facing rear garden, predominantly laid to lawn, together with a charming courtyard area sheltered by an established wisteria. Side access from the front garden through to the rear provides a practical and convenient feature. A further benefit is the inclusion of two allocated parking spaces, situated behind the popular Cherry Tree café.

The property is entered via an entrance hall, providing access to the principal ground-floor accommodation. A cloakroom adds everyday convenience, whilst the living room offers a welcoming space in which to relax and unwind. The generously proportioned kitchen/dining room provides an excellent area for both cooking and entertaining, with ample scope for family dining and social gatherings.

The first floor offers two substantial bedrooms, both providing excellent accommodation, together with a family bathroom.

Occupying the top floor is a further spacious bedroom, offering flexibility for a principal bedroom, guest accommodation or an alternative use depending on individual requirements.

The rear garden enjoys a westerly aspect, making it an attractive space in which to enjoy the afternoon and evening sunshine. Predominantly laid to lawn, the garden offers space for outdoor relaxation and entertaining. A particularly charming feature is the small courtyard, covered by wisteria, providing an appealing and sheltered outdoor retreat.

Side access connects the front and rear gardens, offering practical convenience when transporting garden equipment, furniture or other items. The property also benefits from two parking spaces located to the rear of the Cherry Tree café, a valuable addition for a home situated within a village setting.



Kingston Blount



Kingston Blount is a charming village in South Oxfordshire, approximately four miles south-east of the historic market town of Thame and situated at the foot of the impressive Chiltern Hills escarpment. The village enjoys an attractive rural setting, combining the appeal of countryside living with access to nearby towns and amenities.

For those who enjoy walking and exploring the outdoors, the surrounding countryside offers an abundance of opportunities. The renowned Ridgeway National Trail passes to the south of the village, whilst the historic Lower Icknield Way lies to the north, providing access to some of the area's most appealing rural landscapes.

The village has a welcoming community atmosphere, with the Cherry Tree café providing a popular local meeting place. A large playing field hosts many of the village's principal events, whilst the nearby primary school is situated approximately half a mile away in Aston Rowant.

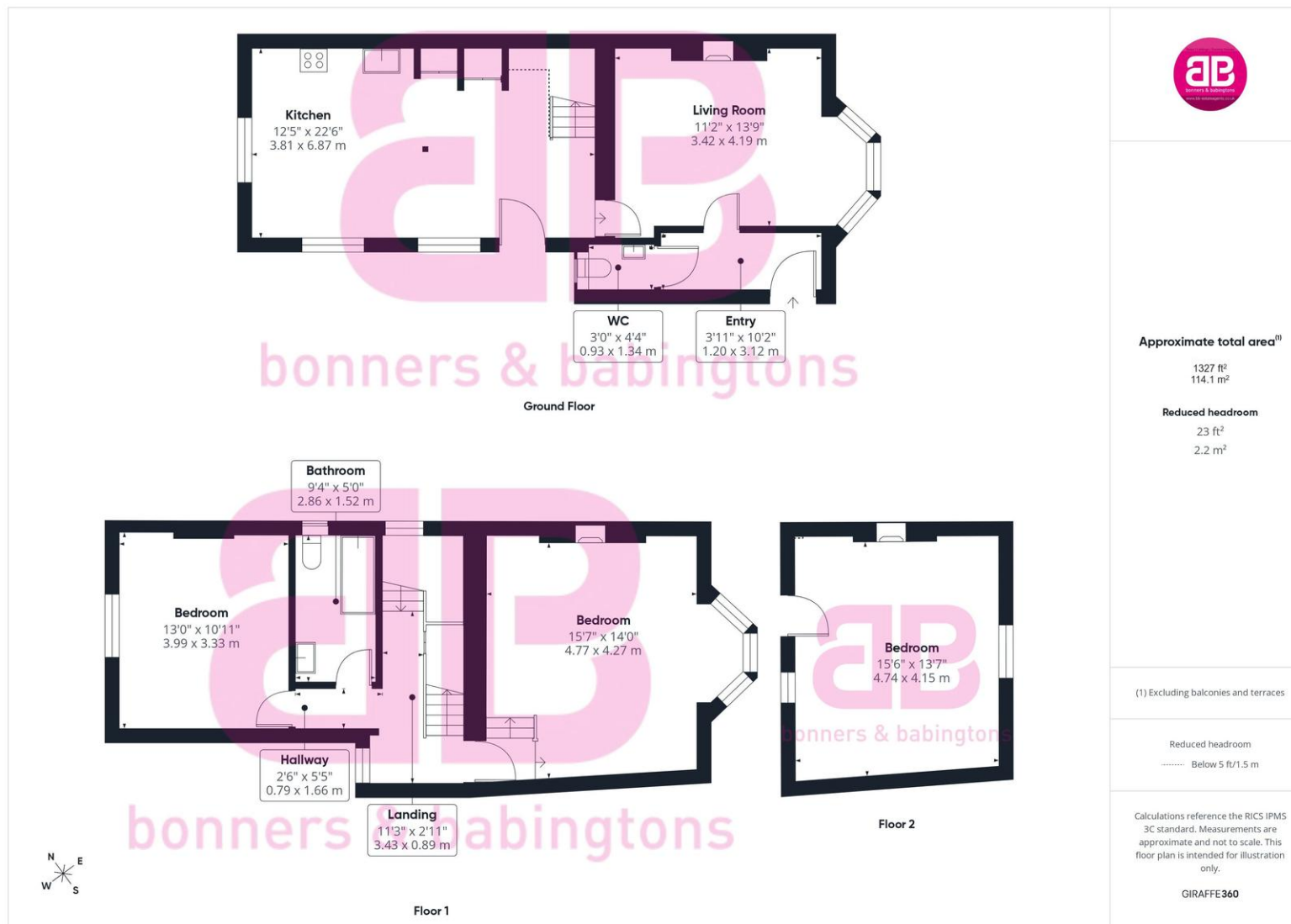
Within around five minutes' walk is Aston Rowant Cricket Club, a particularly appealing local amenity during the summer months, with its pavilion bar providing an ideal setting in which to enjoy an evening with friends. Kingston Blount also benefits from an active community, with regular events held at the village hall and a much-loved annual Street Fair.



EPC Rating: F

Tenure: Freehold

Council Tax Band: E



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

