

bonners & babingtons

Bakers Piece
Kingston Blount
Oxfordshire
OX39 4SW

Guide Price £650,000

A beautifully presented and substantially extended four-bedroom semi-detached home, enjoying an enviable position backing onto open farmland with delightful views towards the Chiltern Hills. Featuring generous and versatile accommodation, four bedrooms, a spacious kitchen/breakfast room, conservatory and ample off-street parking, this is an excellent family home in a highly regarded village location.

Presented in excellent order throughout, this attractive and substantially extended semi-detached home offers spacious, versatile and well-appointed accommodation, ideally suited to modern family living. Having been carefully improved and updated by the current owners over the years, the property now provides an impressive home combining generous living space with an enviable countryside setting.

The ground floor accommodation is both spacious and versatile, comprising a large living room, originally arranged as two separate rooms, creating an excellent space for relaxation and entertaining. There is also a separate dining room, ideal for family meals and more formal occasions, together with a generously proportioned kitchen/breakfast room offering ample space for everyday family life. A separate utility room provides additional practicality, while a cloakroom and conservatory further enhance the ground floor accommodation. The conservatory offers an additional reception area from which to enjoy the garden and its attractive rural outlook.

On the first floor, the property provides four well-proportioned bedrooms, the master has en-suite facilities, offering additional comfort and privacy. A family bathroom serves the remaining bedrooms, completing the well-balanced accommodation.

The rear garden is undoubtedly a particular feature of the property, enjoying an attractive open aspect across adjoining farmland towards the Chiltern Hills. Predominantly laid to lawn, the garden provides an excellent space for families, outdoor entertaining and relaxation. Two separate patio areas offer ideal locations for outdoor dining and seating, with one benefiting from a pergola to create an attractive sheltered setting. Side access leads conveniently to the front of the property.

To the front, the garden is predominantly laid to shingle, providing extensive off-street parking for three or more vehicles.



















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.

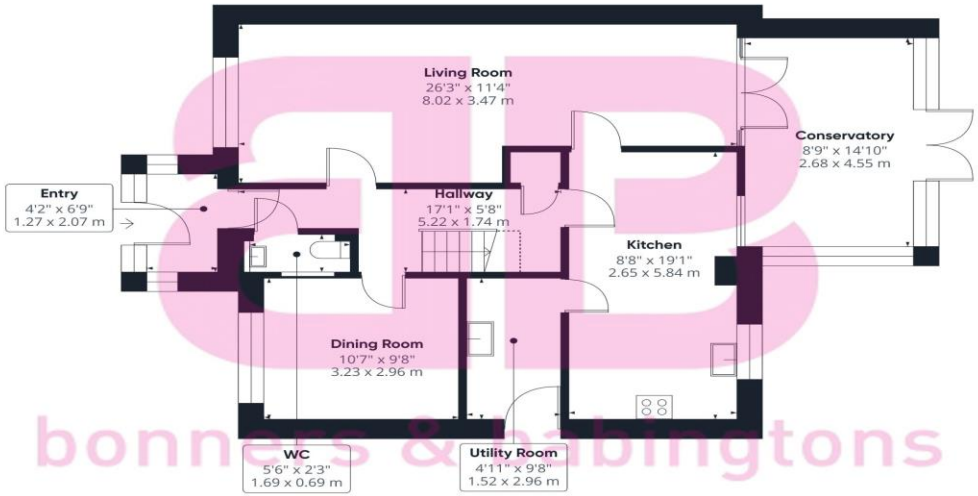
The village has a welcoming community atmosphere, with the modern Cherry Tree café providing a popular local meeting place. A large playing field hosts many of the village's principal events, whilst the nearby primary school is situated approximately half a mile away in Aston Rowant.

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.

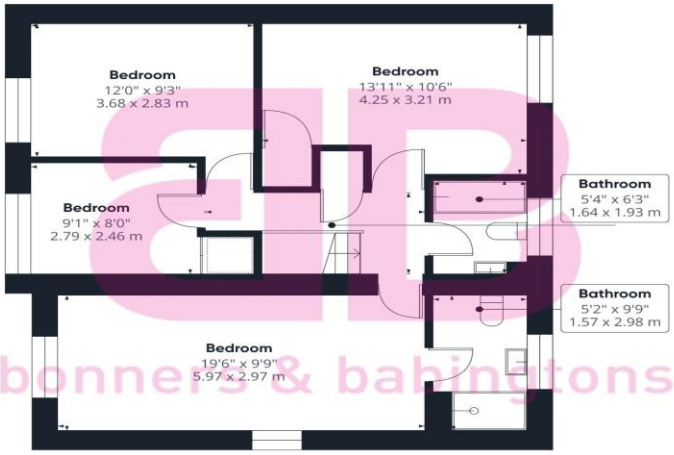
EPC: TBC

Tenure: Freehold

Council Tax Band: D



Ground Floor



Floor 1



Approximate total area(1)

1623 ft²

141.5 m²

Reduced headroom

14 ft²

1.3 m²

(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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