



Appleton House  
Kingston Blount

**TIM RUSS**  
& COMPANY



Appleton House, High Street,  
Kingston Blount,  
Oxfordshire OX39 4SJ

A substantial brand new detached family house situated in the heart of this desirable Oxfordshire village.

**Price on Application**



## The Property

Constructed to a high specification by a reputable builder the property offers a generous range of accommodation arranged over two floors. The immediate feeling of space is apparent when you go through the front door into the reception hall which has a tiled floor with underfloor heating and an oak staircase with glass balustrades provides access to the first floor.

An oak door leads into a generous sized reception room with underfloor heating, prewired for television and satellite, this opens into a fantastic kitchen/breakfast room fitted with a comprehensive range of Neff appliances including two ovens, two fridges, an integrated dishwasher, coffee machine, island with a breakfast bar and granite work surfaces. There is also underfloor heating throughout this room and double glazed French doors opening onto the rear patio with attractive views of the newly landscaped rear garden.

Just off the kitchen is a utility room fitted with a sink unit, integrated freezer and plumbing for a washing machine. The ground floor also has separate family room or formal dining room with underfloor heating and a double glazed window overlooking the front. The ground floor is completed by a cloakroom fitted with a white suite.

The first floor features a spacious landing suitable for a study area with a double glazed window overlooking the front aspect. The master bedroom benefits from double glazed French doors which open to a "Juliet" balcony and enjoy an attractive view over the rear garden and paddock beyond. There is also a fully tiled en suite shower room fitted with a white suite and a dressing room fitted with a range of hanging and storage. The second/guest bedroom also has a fully tiled en suite shower room, there are two further double bedrooms and a fully tiled

family bathroom fitted with a white suite. All bedrooms also feature LED lighting set in the coving.

The central heating is supplied by an air source heat pump and the property comes with a 10 year NHBC warranty.

## Outside

Externally the property enjoys newly landscaped gardens enjoying a pleasant westerly aspect backing onto adjoining paddock land. A substantial paved patio area, external power and lighting. There is also a good sized single garage with an electrically operated door and a brick paved driveway providing off road parking for several vehicles.

## Location

Kingston Blount is a small picturesque village at the foot of the Chiltern Hills, an area of Outstanding Natural Beauty and close to the nearby Ridgeway Path. Facilities include a village hall, Montessori Nursery school, playing field, children's playground and community allotments. The nearest primary school is located in the neighbouring village of Aston Rowant which is accessible via a short, traffic-free walk from Kingston Blount via a footpath which adjoins the popular Aston Rowant Cricket Club. Secondary education is served by Lord William's School in Thame and Icknield School in Watlington. In addition, there are independent schools on offer within easy reach for both primary and secondary age. The nearby village of Chinnor offers a good range of shops to for day-to-day requirements and two further primary schools. The beautiful market town of Thame offers even more in the way of shops and amenities. Kingston Blount is equidistant from both Thame and Princes Risborough with the latter providing the Chiltern Line train service to London Marylebone and Birmingham. The M40 is

close by providing a direct link to London, Oxford and Birmingham. The Oxford Tube bus service runs from Lewknor every 10 minutes to London and Oxford. An hourly bus service stops at Kingston Blount traveling to both Thame and High Wycombe

## Directions

Leave Thame on the B4445 towards Chinnor, turning right at the roundabout into Chinnor and follow the sign to the M40. Continue through the village of Crowell and into Kingston Blount where the property can be found on the right hand side easily identified by the Tim Russ site board.

**Post code for SatNav: OX39 4SJ**

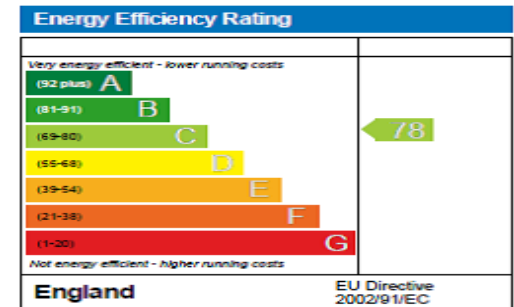
## Viewings

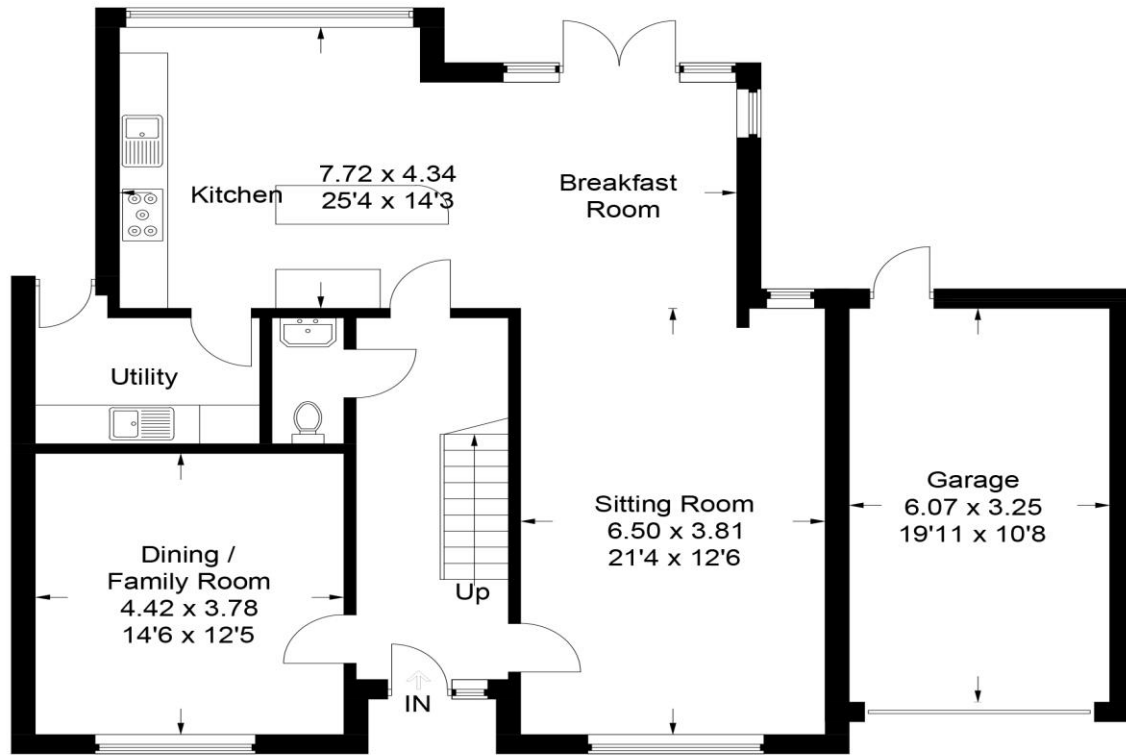
Strictly by appointment only.

## Mortgage

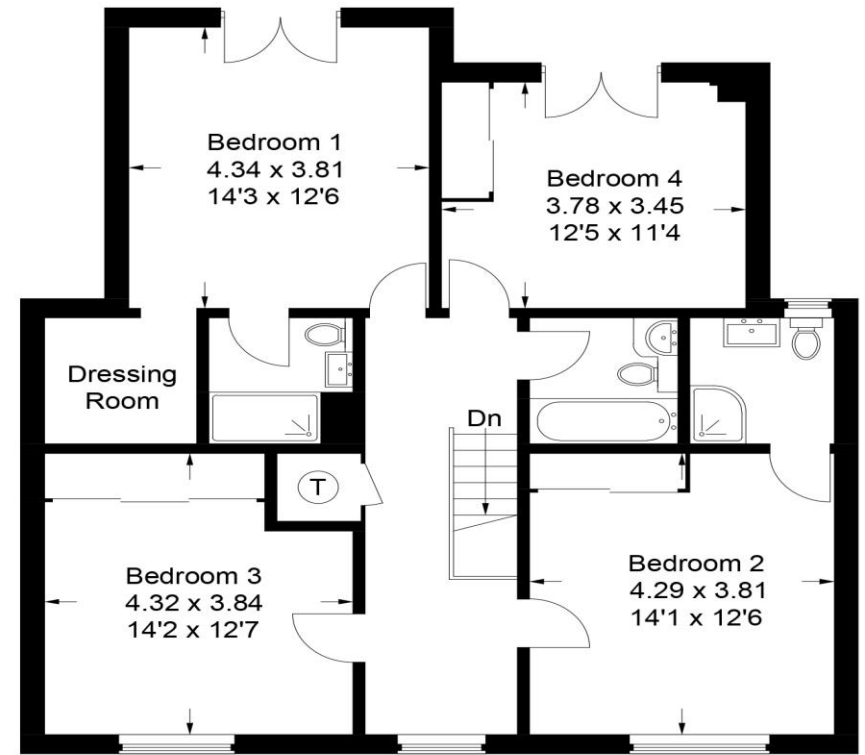
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Ref: TH/1566





**Ground Floor**



**First Floor**

## Appleton House

Approximate Gross Internal Area  
 Ground Floor = 93.9 sq m / 1011 sq ft  
 First Floor = 95.3 sq m / 1026 sq ft  
 Garage = 19.9 sq m / 214 sq ft  
 Total = 209.1 sq m / 2251 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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