

# HILL HOUSE

KINGSTON BLOUNT • OXFORDSHIRE









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*A beautifully presented and substantial period house  
with a swimming pool and a large garden within the heart of this popular village  
at the foot of The Chiltern Hills*

Entrance hall • Drawing room • Dining room • Sitting room • Kitchen/Breakfast/family room  
Utility/boot room • Cloakroom • Cellar

Five Bedrooms • Three Bathrooms • Attic storage

Beautiful established gardens • Croquet lawn • Swimming pool • Office/Games Room/Workshop  
Potting shed • Log store

**In all about 0.56 acre**

M40 (J6) and Oxford Tube 2 miles • Watlington 5 miles  
Haddenham & Thame Parkway 5 miles (London Marylebone 35 mins)  
Henley 15 miles • Oxford 17 miles • London 43 miles  
(All distances and times are approximate)



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## Hill House

Hill House is a striking Regency house with large bay windows and detailed fascia boards situated in the heart of this popular village at the foot of The Chiltern Hills. Built of predominantly rendered stone under a slate roof, the house is not listed and has been sympathetically extended to accommodate modern family living.

Internally the house has been beautifully restored and maintained to a high standard. The ground floor accommodation flows particularly well and there is a seamless blend of period features with more modern influences. To the front of the house the reception rooms are well proportioned with generous ceiling heights, open fires and charming bay windows allowing plenty of natural light to flood the entertaining area.

To the rear, is a more modern extension with a state of the art kitchen/breakfast/family room with under floor heating. The kitchen is skilfully designed to incorporate multiple wall and base units, two Siemens ovens with warming drawers, a Siemens induction hob and an American fridge freezer. There is also an adjoining utility/boot room and bi-folding doors out to a west facing sun terrace over-looking the croquet lawn.

The bedroom accommodation is arranged over one floor and comprises of a generous master suite with bathroom, dressing room and study plus four further bedrooms and two bathrooms.











Outside there is ample parking, double garage, pool house or potential annexe and log store. The gardens are west facing and mostly laid to lawn whilst flanked by a deep herbaceous border and trellised fencing that separates the heated swimming pool. The garden extends some distance towards a small ornamental pond where there is a private gate onto the footpath.

### Situation

Hill House enjoys a central position in the heart of the popular village of Kingston Blount situated at the foot of The Chiltern Hills. The area is blessed with a comprehensive network of footpaths and bridle ways.

Access to London is superb. Junction 6 of the M40 and the 24 hour Oxford Tube station is only two miles away. Day to day shopping facilities can be found in the local village of Chinnor 1 mile to the east, the pretty market towns of Watlington 4 miles to the south and Thame 6 miles to the north.

The larger centres of Henley-on-Thames (15 miles) and Oxford (17 miles) are also easily accessible.

There is a mainline rail service from either High Wycombe, Princes Risborough or Haddenham & Thame Parkway to London Marylebone in approximately 35 minutes.

Schools in the area include the Church of England Primary School in Aston Rowant, Watlington Primary School, Lewknor Church of England Primary School and Icknield Community College. The Oxford schools include Dragon School, Summer Fields School, Magdalen College School, Cothill House School and St. Edward's School in Summertown. For girls Headington is also easily accessible via the Oxford Tube.

### Directions (Postcode OX39 4SJ)

From junction 6 of the M40 take the exit onto the B4009 and follow signs for Princes Risborough. Follow the B4009 for two miles. After passing the cricket club on your left you enter the village of

Kingston Blount and the drive to Hill House can be found on the left hand side opposite the old pub car park in the centre of the village.

### Services

Mains water, electricity and drainage. Oil fired heating

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

### Local Authority

South Oxfordshire District Council: 01491 823000.

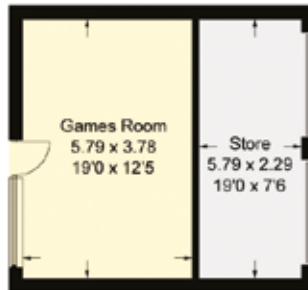
**Approximate Gross Internal Floor Area (Including Cellar)**

352.2 sq m / 3,801 sq ft

Outbuilding = 36.8 sq m / 396 sq ft

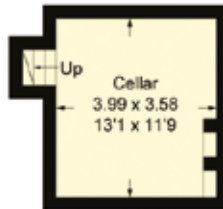
Total = 390.0 sq m / 4,197 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



**Outbuilding**

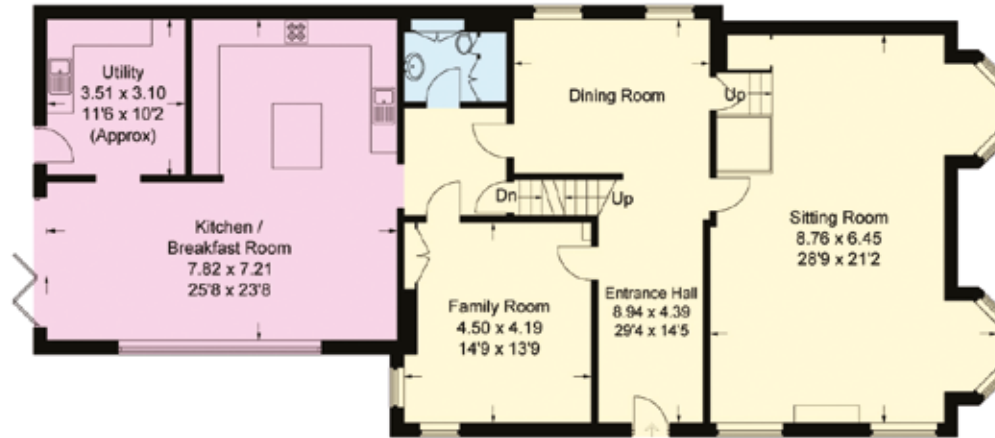
(Not Shown In Actual Location / Orientation)



**Cellar**



**First Floor**



**Ground Floor**



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**Energy Efficiency Rating**

|   |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
|   |   | 59      | 74        |

