



bonners & babingtons

Brook Street  
Kingston Blount

## Brook Street Kingston Blount OX39 4RZ

Guide Price £600,000

A beautifully presented three bedroom, two bathroom semi detached cottage situated in the picturesque village of Kingston Blount, with stunning views and beautiful countryside walks on your door step. Excellent transport links.

The property consists of: spacious entrance hallway where all rooms lead from, with storage space and a downstairs cloakroom. The property boasts a fabulous kitchen/diner, a great place to gather as a family or to socialise with friends. There are ample built in storage options with an integrated dishwasher, gas hob and oak work tops. From the kitchen there is a separate utility room with space for white goods, further storage, sink and door to the rear garden, making this the perfect entrance for mucky dogs and children.

The previously extended dual aspect reception room is bright and cosy with French doors opening onto the patio and south facing garden.

### Upstairs

There are three good size bedrooms, with the master bedroom overlooking the pretty garden and benefitting from a modern ensuite shower room. There is also a family bath room with bath and overhead shower and heated towel rail.

Outside the enclosed south facing garden is laid mainly to lawn with a sociable patio area, mature shrubs, Ash tree and ornamental cherry tree. There is also side access with space for outside storage. For the green fingered there is a village allotment. The property has private off road parking for two cars.





Other notable features include: gas central heating, double glazing and modern pressurised hot water tank.

### Location

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 Montessori nursery school, and a thriving community with regular events in the village hall, and an annual Street Fair.

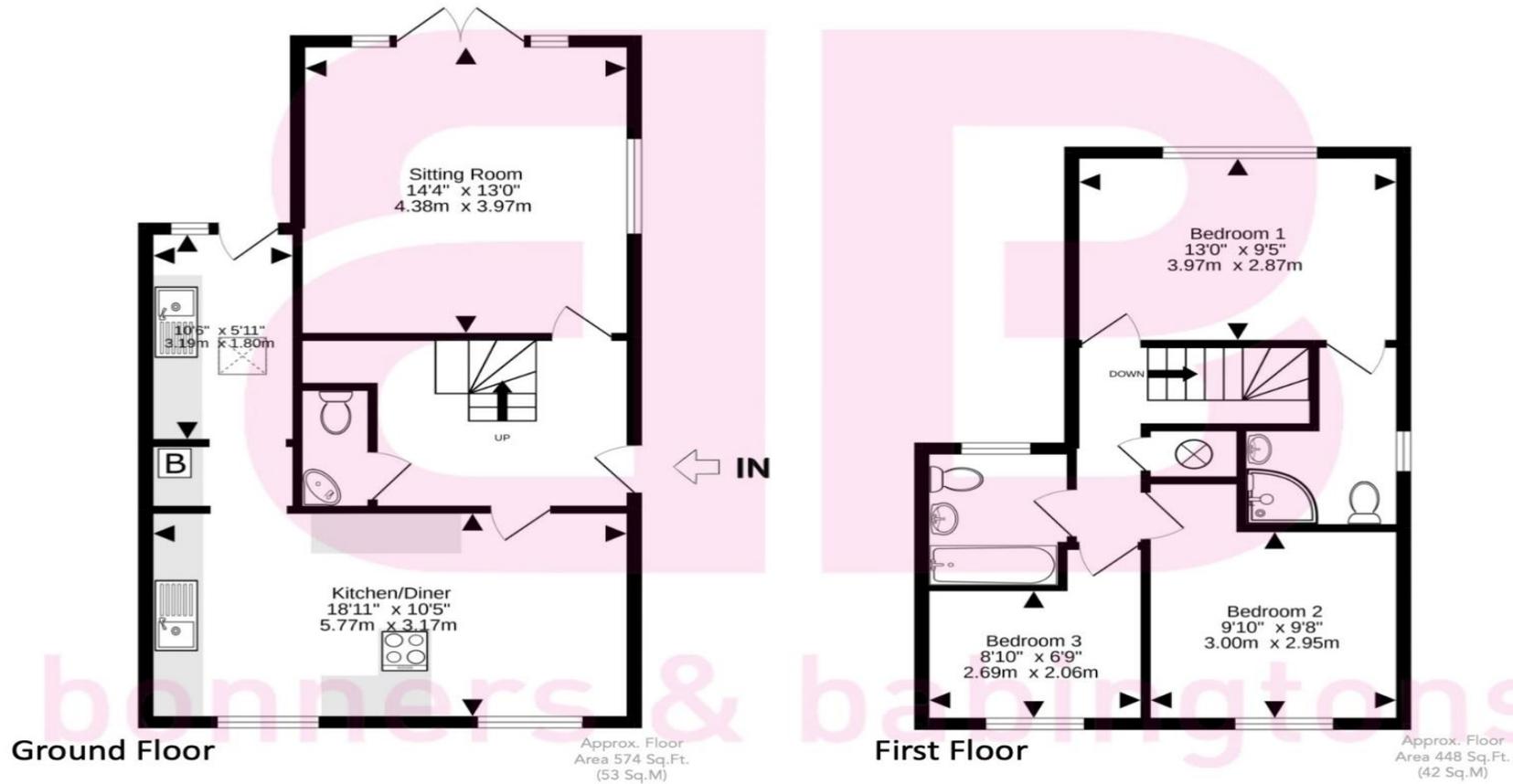


### Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(23-38) <b>F</b>			
(1-22) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Hillcrest Cottages, Brook Street, Kingston Blount, Oxfordshire, OX39 4RZ

Approx. Gross Internal Area  
95 sq m – 1021 sq ft



This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed

## 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

Robert House, 19 Station Road,  
Chinnor, Oxfordshire OX39 4PU

01844 354554

www.bb-estateagents.co.uk

