



**ab**

bonners & bahingtons

Risborough Road  
Kingsey



# Holly Tree Kingsey HP17 8LY

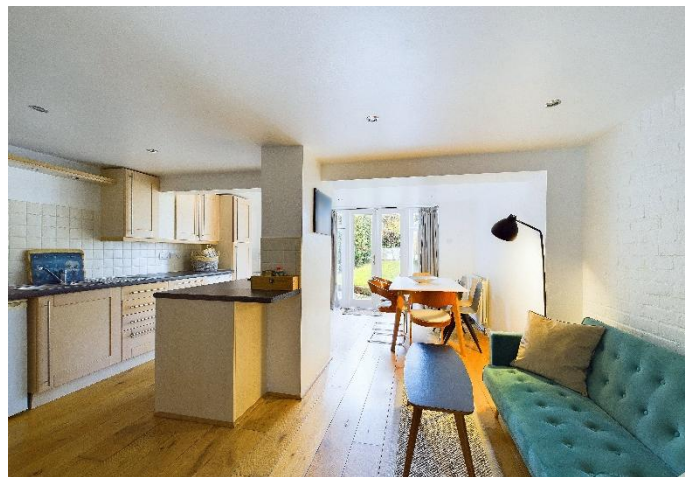
Offers in Excess of: £500,000

A beautifully modernised and extended, 3 bedroom semi detached cottage, offering semi open plan living, south facing garden and off road parking for several cars. Situated under 10 minutes from Haddenham & Thame Parkway and 5 minutes to the historical town of Thame with thriving shops, restaurants and amenities.

On entering this turn of the century cottage, there is a stable door to the small porch for coats and shoes and further door opening to the main reception room. This has a wood burning stove, creating a cosy atmosphere, staircase to the upstairs and opening to the kitchen, dining and family area that has solid wood floors throughout. The space has been previously extended to create a spacious and bright, sociable area, perfect for families or entertaining guests. The kitchen has ample waist and eye level cupboards, electric cooker and hob, integrated dishwasher, under counter fridge and freezer, and space for separate washer and dryer. There are French doors leading to the south facing rear garden.

Upstairs; There are 3 bedrooms, two of which are doubles that overlook the rear garden and the third single room which has a built-in cupboard and over looks the neat frontage to the property. The bathroom has a bath with overhead shower and heated towel rail.

Outside: The front of the property is set back 25m from the road, offering seclusion and privacy. There is gravel parking for one car, with further parking to the rear, a pedestrian gate and pretty shrubs and borders that lead to the front door. The south facing, rear garden has a patio area from the French doors, is mainly laid to lawn and also benefits from a side gate to the shared driveway.







There is also an attached brick storage shed that houses the boiler a separate wood store and outdoor tap.

Other notable features; Oil central heating.

#### Location

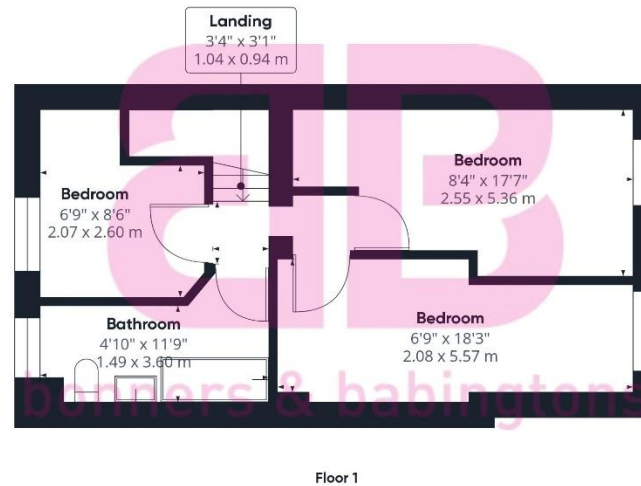
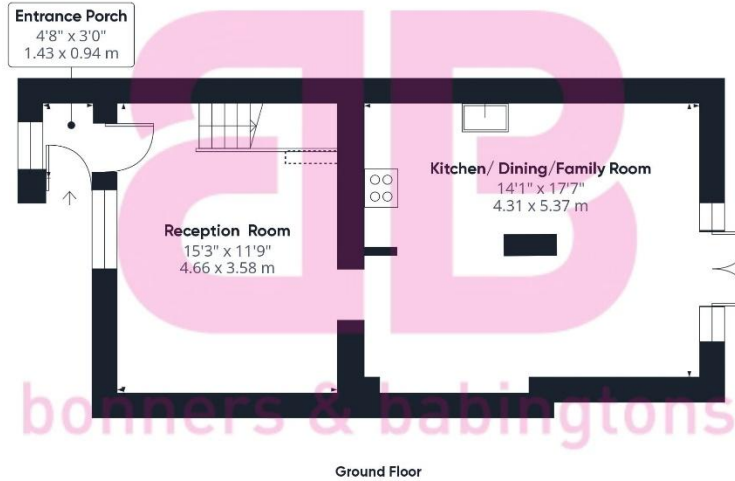
Kingsey is a small village and civil parish in Aylesbury Vale district in Buckinghamshire, England. It is near the boundary with Oxfordshire, about two miles east of Thame and a mile south of Haddenham.

The village toponym is of 12th-century origin and means `king's island`, referring to a piece of dry land that belonged to the king in the marshes that were once common in this part of the country. In 1174 the village was called Eya, meaning `island`, though by 1192 it had gained its more modern name of Kingesie. This leads historians to believe that the village is named after King Richard I of England.



#### Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		51	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**

850.78 ft<sup>2</sup>  
79.04 m<sup>2</sup>

**Reduced headroom**

1.75 ft<sup>2</sup>  
0.16 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**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

