



Old Croft Close, Kingston Blount, Buckinghamshire

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**ab**  
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A fabulous individual detached home offering a stylish contemporary interior situated on a corner plot in a quiet close in the highly regarded village of Kingston Blount.

**Chinnor 1.5 miles, Thame 6.4 miles, Marlow 13.8 miles, Oxford 21.7 miles, Heathrow Airport 28.8 miles, London 41 miles**

- Individual Detached Home
- Sought After Village
- Excellent Transport Links
- Stylish Contemporary Interior
- Flexible Living Space
- Fabulous Open Plan Kitchen/Dining Room
- High End Specification including 'Smart' Wiring
- Living Room with Open Fireplace
- 4 Good Size Bedrooms
- 3 Superb Bathrooms
- Corner Plot Gardens
- Garage & Parking
- Gas Central Heating

**Guide Price: £850,000**

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

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## Situation

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 one public house, The Cherry Tree which is currently undergoing refurbishment and will incorporate a modern style coffee shop, 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.



## Description

A fantastic 4 bedroom detached home extended and remodelled to a high specification throughout by the current owners and offers a luxurious and stylish contemporary interior.

The property is situated on a corner plot in a quiet close in this highly desirable village benefiting from excellent transport links.

The accommodation briefly comprises entrance hall with Oak canopy porch, ground floor bathroom with separate shower, double aspect living room with parquet flooring and open fireplace with French doors opening onto the rear entertaining terrace. The 'open plan' kitchen/dining room is flooded with light and has an abundance of storage and integrated appliances. There is also a good size family room and large study completing the ground floor space.

The first floor is approached by a natural timber staircase with glass panelling, the master bedroom has fitted storage and a delightful en suite bathroom, there are 3 further double bedrooms and a fabulous principle bathroom.

## Outside

Outside the corner plot gardens are fully enclosed with a good degree of privacy and enjoy a sunny aspect, the paved entertaining terrace provides ample room for alfresco dining. To the front there is a block paved driveway leading to an integral garage with light and power.

The property also benefits from gas central heating and is double glazed





## General Remarks and Stipulations

### Tenure

Freehold

### Services

Water, Mains Drainage, Gas, Electric, Telephone

### EPC Rating

D with C Potential

### Local Authority

South Oxfordshire District Council

### Viewing

Strictly by appointment with Bonners & Babingtons.

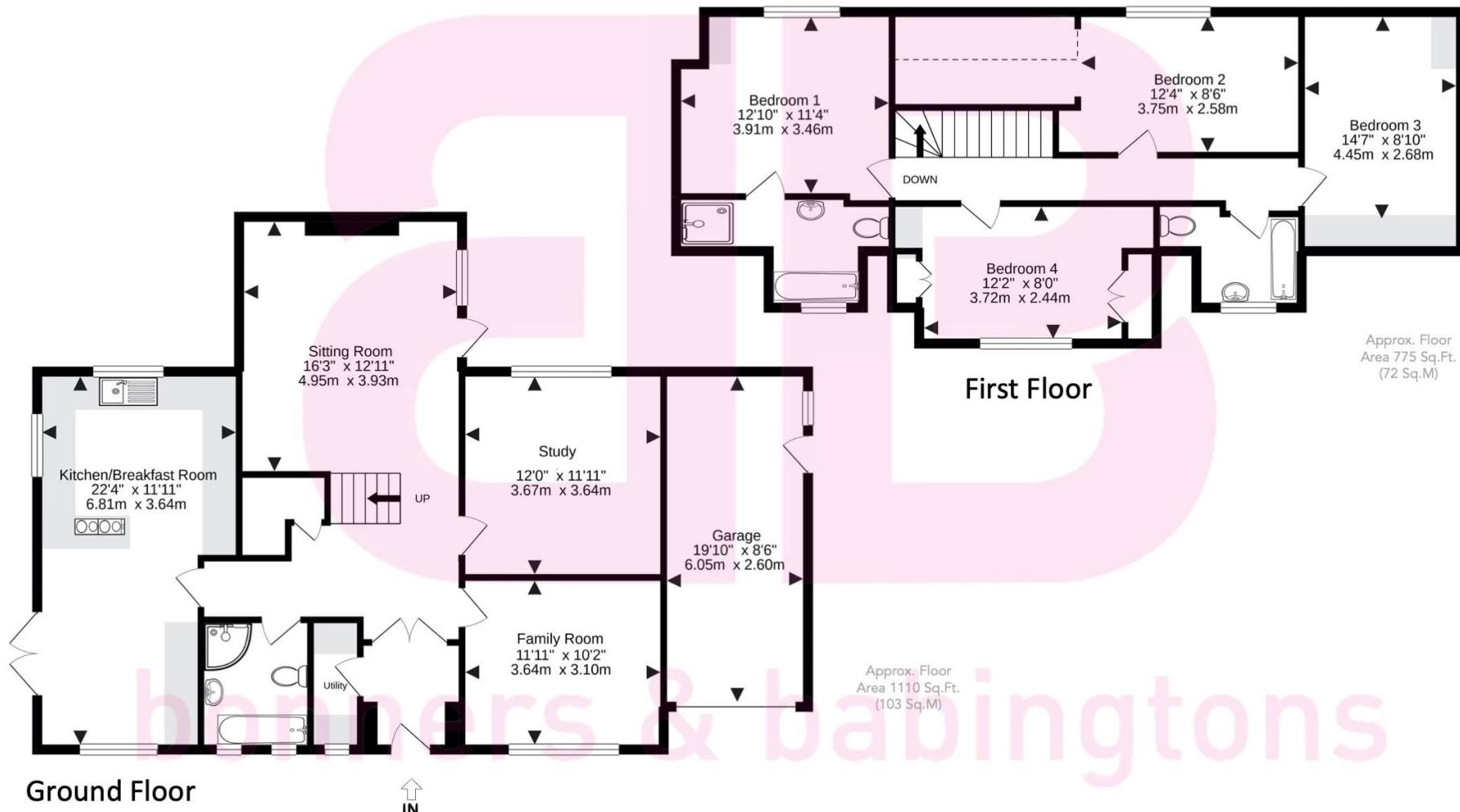
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Approx. Gross Internal Area  
175 sq m – 1885 sq ft



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

## Disclaimer

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