



bonners & babingtons

Stert Road
Kingston Blount

Stert Road Kingston Blount OX39 4SB

Offers in Excess of: £800,000

Nestled in a peaceful rural setting within the Kingston Blount conservation area, and with excellent transport links, this exquisite four-bedroom barn conversion has been a well maintained and much-loved family home for 28 years and showcases a wealth of original features, including exposed beams, solid wooden floors, and magnificent vaulted ceilings that create a sense of space and warmth.

The heart of the home is the expansive open-plan living area, abundant with natural light, where floor-to-ceiling windows frame picturesque views and seamlessly connect indoor and outdoor living via the French doors to the garden. The room boasts a cosy reception space with solid oak flooring, oak hearth gas fireplace, room for dining and entertaining and French doors to the well-appointed dual aspect kitchen that combines style and practicality, with waist and eye level units, space for dishwasher and American fridge/freezer, ample workspace, wine rack and room for casual dining. There is a cloakroom with plumbing for white goods and additional storage units and a handy understairs cupboard in the hall.

Each of the four bedrooms is generously sized, with the master suite providing a private sanctuary complete with a stunning ensuite bathroom featuring rainfall shower, separate bath, vanity cupboards and heated towel rail. The additional bedrooms are equally well-appointed, making the property ideal for families or guests. These rooms are serviced by a modern shower room.

Outside, a beautifully landscaped garden provides a tranquil and private retreat, perfect for morning coffee, alfresco dining or quiet relaxation, simply enjoying the peaceful surroundings. The property is approached via its own private driveway which provides parking for two cars, with ample space for several more, perfect for visitors or larger households

Other notable features: mains services, double glazing throughout, gas central heating, boarded loft with light.





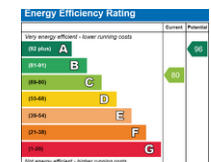
Location:

Kingston Blount is situated at the foot of the Chiltern Hills, in an AONB, with the famous Ridgeway National Trail and the Lower Icknield Way close by. The village has a thriving community with a contemporary café (The Cherry Tree), a well-stocked farm shop (The Lockdown Larder), a play area, a large playing field and a village hall that hosts regular events and classes. Within less than 5 minutes' walk is Aston Rowant Cricket Club which provides an idyllic social hub on a summer evening, with a bar in the pavilion.

Nearby primary schools include Aston Rowant Primary School (just a short walk), and Mill Lane School and St Andrews School in Chinnor (1.5m). The property is in catchment for Lord William's School in Thame (6m). Sought after Grammar and Independent schools are also easily accessible with many offering school bus services nearby, including Abingdon Boys School, Magdalen College School and Headington Girls School.

Excellent transport links are within easy reach with Oxford Tube coach services to London, Heathrow, Gatwick and Oxford several times an hour from Lewknor, trains to Marylebone (40mins) and Birmingham (just over 1.5hrs) from Princes Risborough (6m) and the M40.

Tenure: Freehold
Council Tax Band: F



Approximate Gross Internal Area
 Ground Floor = 70.9 sq m / 763 sq ft
 First Floor = 69.5 sq m / 748 sq ft
 Total = 140.4 sq m / 1,511 sq ft
 (Excluding Void)



Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing

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

19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

chinnor@bb-estateagents.co.uk

