

Lower Farm House, Kingston Blount, Oxfordshire



An elegant Georgian farm house with swimming pool set in exquisite walled gardens on the edge of a Chiltern Village.

Summary of accommodation

Ground floor Dining hall | Drawing room | Snug | Study | Kitchen/breakfast room | Pantry
Playroom | Garden room | Utility room | Two Cloakrooms | Boot room | Cellar | Wine store

First floor Four bedrooms | Three bath/shower rooms | Dressing room

Second floor Bedroom five

Outside Swimming pool | Traditional outbuilding | Landscaped gardens | Parking

In all about 0.6 acres

Distances

M40 (J6) 2 miles, Watlington 5 miles, Thame: 6 miles, Princes Risborough 6 miles (London Marylebone 38 min) Oxford: 16 miles, Heathrow Airport: 30 miles.

(All distances and times are approximate).





Situation

Lower Farm House is situated on a no-through lane on the edge of the thriving village of Kingston Blount. Located at the foot of The Chiltern Hills, just 2 miles from junction 6 of the M40, the village has a café, a farm shop, a community hall, a Montessori nursery school, and a short walk to one of the most successful cricket clubs in the Home Counties. The property is in walking distance to Aston Rowant Church of England Primary School and in the catchment area for Lord Williams's School in Thame. Chinnor (1.4 miles) has shops, a primary school, GP surgeries, restaurants and public houses. Buses for London airports and Oxford Tube coaches to central London depart from Lewknor Turn, which is 2 miles away. There are excellent walks along the old Roman roads, such as the Ickneild Way and the Ridgeway through the Chiltern Hills and a racecourse with at least three meetings a year.

The larger centres of Henley-on-Thames (15 miles), Oxford (17 miles) and High Wycombe (11 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. The Oxford Tube drops at Magdalen College School and Headington Girls School. There are further buses to Oxford High School, Dragon School, St. Edward's School in Summertown, St Helen and St Catherines and Abingdon School.

The Property

Lower Farm House built in 1805 with earlier origins and later additions is a substantial (4,316 sqft) and attractive house set in beautiful walled gardens towards the end of a no-through lane on the edge of a thriving village. Built of red brick under a slate roof, the property is not listed and has been well-maintained by the current owners whilst sympathetically extended and vastly improved over the years.

Internally, the accommodation is highly versatile, and the flow of the reception rooms allows for great entertaining space. The more formal rooms are to the front of the house and enjoy large bay windows overlooking the garden; however, the show-stopping room is the reception hall with a glazed atrium and access to the garden. Added by the current owners, this room interlinks a 30ft kitchen, marvellous drawing room, snug and a playroom whilst doubling up as the ideal space for entertaining. The ceiling heights are generous throughout the ground and first floor; there are many period features including working fireplaces and plenty of natural light. A traditional utility room, pantry and boot room service the more convivial areas of the house.





Above are five bedrooms and three bathrooms across three floors, enjoying views over the garden. There is plenty of scope to convert the playroom into an annexe on the ground floor for a dependent relative, plus a large cellar and wine store below.

Outside

The gardens are exquisite. Skillfully compartmentalised into different rooms, the garden continues to impress and keeps giving. There is a heated swimming pool, a useful outbuilding, ample parking, and scope for further parking through a second entrance off the lane which is not currently used.

Property information

Services: Mains gas, electricity, water and drainage are connected to the property. Broadband connected.

Local authorities: South Oxfordshire District Council
Oxfordshire County Council. Tel: 01865 792422

Tenure: Freehold

Offers in excess of: £2,000,000

Directions (OX39 4SA)

From Junction 6 of the M40 take the B4009 towards Chinnor. After passing Aston Rowant cricket club take the next left turn on to Stert Road. Past the village green take the right turn on to Brook Street and almost immediately left. Lower Farm House is at the end of the lane on the left.

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area
 Main House = 401 sq m / 4,316 sq ft
 Outbuilding = 27 sq m / 290 sq ft
 Total Area = 428 sq m / 4,606 sq ft
 Swimming Pool = 46 sq m / 495 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.



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