

# RICKYARD COTTAGE

KINGSTON STERT, CHINNOR, OXFORDSHIRE, OX39 4NL



HAMNETT  
HAYWARD



# RICKYARD COTTAGE

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**A four bedroom eighteenth century detached family home with equestrian facilities set in grounds of about 1.14 acres**

Originally two workers cottages, Rickyard Cottage is a most attractive period family home constructed from stock brick elevations under a clay tiled roof offering both a formal garden adjoining agricultural land and the unusual advantage of both outbuildings and an enclosed paddock. Forming part of a small hamlet the property benefits from a picturesque semi-rural setting yet is in with easy reach of both the market towns of Thame and Princess Risborough and offers excellent road and rail communications.

Internally accommodation includes a small entrance hall with cloakroom which in turn opens onto a spacious 25' living room with large open brick fireplace and a lovely dining hall with a flagstone floor also featuring a fireplace with inset log burning stove. The kitchen has been updated in more recent years with a shaker style range of base and wall units with granite worktops and integrated Siemens appliances. The kitchen is served by a large utility/boot room with butlers sink and modern condenser gas fired boiler. The rear of the property features a lovely 22' conservatory with double doors offering views over the rear garden and open views beyond.

On the first floor Rickyard Cottage has a spacious 20' master bedroom featuring an en-suite bathroom with jacuzzi bath and separate shower cubicle whilst the remaining bedrooms are served by a modern family bathroom.

Outside the property is approached via a gravel drive which also provides access to one further house at the end of the lane. The drive opens onto a substantial gravelled parking area providing access to an agricultural barn with electric and mezzanine level. A five bar gate provides access to a timber stable block with 3 loose boxes, tack room and electric. Behind the barn and stables is an enclosed paddock of about one acre bound by natural hedgerow with separate vehicular access of Stert Road. The current owners have also created a vegetable area which includes two useful storage units.

To the rear of the house there is a modest garden offering a sunny southerly aspect laid to patio and bound by an iron railed fence allowing lovely open views over the adjoining agricultural land. There is also a modern brick outbuilding originally used as kennels which offer useful storage.

“A CHARACTER PERIOD FAMILY HOME SET IN A BEAUTIFUL SEMI-RURAL SETTING WITH DETACHED BARN, STABLES PADDOCK AND EXTENSIVE OFF STREET PARKING”



## AT A GLANCE

- A character period four bedroom cottage set in an idyllic semi-rural location
- Formal garden and an additional paddock of about an acre
- Lovely rural setting and views
- Stables with three loose boxes and agricultural barn
- Ideally located for easy access to the M40, mainline train line to Marylebone and local facilities





## SPECIFICATION

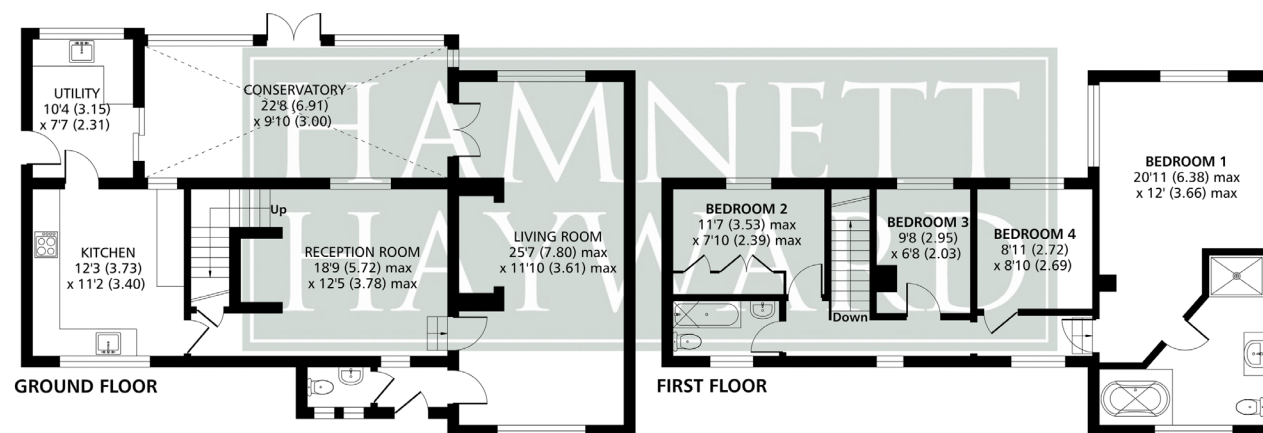
- Entrance hall
- Cloakroom
- 25' Living room with fireplace
- Dining hall with fireplace
- Modern fitted kitchen
- Utility/boot room
- Master bedroom with en-suite bathroom with separate shower
- Three further bedrooms
- Family bathroom
- Agricultural barn
- Stables with three loose boxes
- Additional storage units
- Modest formal south facing garden
- Enclosed paddock of about 1 acre
- Extensive off street parking
- Picturesque semi-rural setting
- Easy access to local facilities



## Rickyard Cottage, Kingston Stert, Chinnor

Approximate Area = 1782 sq ft / 166 sq m

For identification only - Not to scale



## LOCATION

The property is situated in the pretty hamlet of Kingston Stert on the edge of the Chiltern Hills in South Oxfordshire located within the Parish of Aston Rowant and close to the villages of Sydenham and Kingston Blount. Although there are no facilities within the Hamlet it is ideally situated for easy access to larger neighbouring villages and the market town of Thame. There is a good selection of state and independent schools nearby, including Aston Rowant Church of England primary school, Lord Williams School in Thame, Ashfold School and a selection of excellent schools in Oxford. Shopping facilities are available in the market town of Thame and further afield in Oxford. Conveniently located for the M40 motorway at Junction 6, as well as railway links from Princes Risborough to London Marylebone in about 36 minutes. Access to London Heathrow and Gatwick with Heathrow approximately 35 minutes.

## ADDITIONAL INFORMATION

**Services:** Mains water, gas, drainage and electricity

**Land:** Total plot including house and drive about 1.14 acres

**Heating:** Gas fired central heating to radiators

**Energy Rating:** Current D (59) Potential A (95)

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX39 4NL

**Council Tax:** Band E

GUIDE PRICE

£925,000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hamnett Hayward Ltd. REF: 716558

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