

PINE COTTAGE

PLECK LANE, KINGSTON BLOUNT, OXFORDSHIRE



HAMNETT
HAYWARD

PINE COTTAGE

PLECK LANE, KINGSTON BLOUNT
OXFORDSHIRE, OX39 4RU

A beautifully refurbished and extended three bedroom detached cottage located within a picturesque Oxfordshire village

Pine Cottage is a delightful village house constructed in 1972 from old stock bricks under a clay tiled roof. The property in more recent years has been comprehensively refurbished throughout and extended at the rear to provide a very stylish kitchen/breakfast room with a master bedroom and en-suite shower room above.

Internally, the property enjoys comfortable family living laid out over two floors and particular mention is made of the spacious living room with wood burning stove and the delightful kitchen/breakfast room with doors opening directly onto the rear garden. The kitchen is fitted with a comprehensive range of cream fronted cupboard and drawer units and silestone work surfaces. A range of integrated appliances include a larder style refrigerator and freezer, a dishwasher and wine cooler. Further accommodation includes an entrance hall, a family room/study, a utility and cloakroom. To the first floor are three spacious bedrooms including a magnificent master bedroom suite, enjoying a range of fitted wardrobes and a well appointed shower room. Two further bedrooms are located to the front aspect, sharing a lovely family bathroom fitted with a modern white suite including a separate shower cubicle.

Externally, the property enjoys generous off street parking to the front for approximately three vehicles and gated access opens to the right hand side of the property extending to the rear. The rear garden is generous and laid predominantly to lawn with flower and shrub beds and bordered by a very attractive brick retaining wall. The garden is completely enclosed providing a safe environment for children and offers a good degree of privacy, even a view of The Chilterns in the distance.

Pine Cottage offers a unique opportunity to acquire an immaculate village home, located within a peaceful setting yet on the doorstep for access into London.

“A STUNNING INTERIOR WITH A WONDERFUL BLEND OF TRADITIONAL FEATURES WITH STYLISH MODERN DAY LIVING”



AT A GLANCE

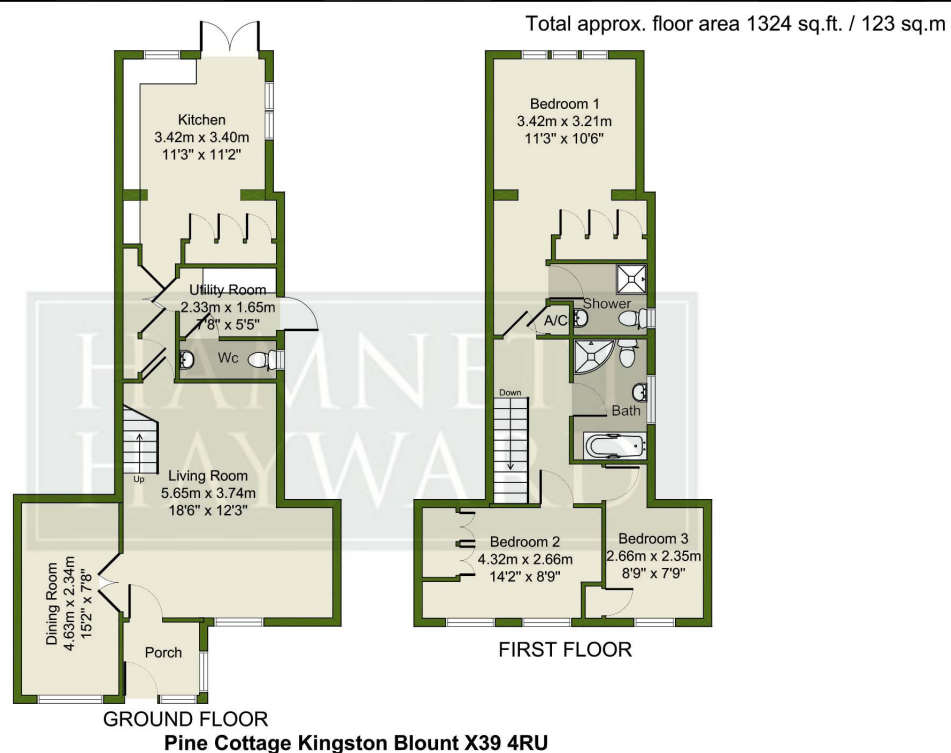
- A beautifully extended and refurbished village home
- Well equipped kitchen/breakfast room with integrated appliances and silestone work surfaces
- Highly sought after village with views of The Chilterns
- Lovely walled garden



SPECIFICATION

- Entrance hall
- Cloakroom
- 18' living room with wood burner
- Family room/Study
- Fabulous kitchen/breakfast room with oak flooring
- Utility room
- Magnificent master bedroom with dressing area and en-suite shower room
- Two further bedrooms
- Well appointed family bathroom
- Ample off street parking
- Generous mature garden to the rear
- Lovely features throughout
- Picturesque village
- Replacement double glazed windows and doors
- Outstanding location with views at the rear
- Good communications to London

NOT TO SCALE



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

LOCATION

Kingston Blount is a picturesque Oxfordshire village located just four miles from the market town of Thame. The village has one public house (The Cherry Tree) with The Crown and Shepherds Crook located close by in the villages of Sydenham & Crowell. The Parish Church of St. Peter and St. Paul originally dates from the 11th century; the village also has a village hall and large playing field with a children's play area. Point-to-Point meetings are held locally. The nearby Aston Rowant C of E primary school is located within a short walk via the public footpath with the reputable Lord Williams' secondary school in Thame and Icknield Community College in nearby Watlington. There is also a Montessori nursery in the village hall. Further amenities are available in nearby Thame including a comprehensive range of shops, restaurants, pubs, sports clubs and a theatre. A small selection of shops and a doctors surgery is also located 1.5 miles away in Chinnor. For the commuter, junction five of the M40 is within just 2.5 miles and junction six just 1.5 miles providing excellent communications with London. A regular bus service from the High Street in the village also connects Thame & High Wycombe. Princes Risborough station offers a comprehensive timetable into London Marylebone with a fast train in just 37 minutes. The Oxford tube also offers a superb service into London, and Oxford, with buses departing from nearby Lewknor every 12-15 minutes

ADDITIONAL INFORMATION

Services: Mains water, gas and electricity

Heating: Gas fired central heating boiler to wet radiator system, electric under floor heating to kitchen and en-suite bathroom.

Energy Rating: Current D (67) Potential B (81)

Local Authority: South Oxfordshire District Council

Postcode: OX39 4RU

Council Tax Band: Band F

GUIDE PRICE

£675,000

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk