

CORNERSTONE

BROOK STREET, KINGSTON BLOUNT, OXFORDSHIRE. OX39 4RZ



HAMNETT
HAYWARD

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OX39 4RZ

A beautifully presented five bedroom family house situated within an idyllic village at the foot of the Chiltern escarpment

Although constructed in the 1990's, Cornerstone could quite easily be mistaken for being a period home dating back to the Georgian era. With its distinctive double fronted facade this elegant home sits back from the road in beautiful part walled mature gardens offering seclusion and tranquillity in this most delightful residential setting.

On entering the property a spacious entrance hall provides access to all receptions including a lovely triple aspect sitting room with log burning stove and doors opening onto the rear garden, a useful study which could also be used as a snug or family room and an outstanding open plan kitchen/dining/family room also opening onto the rear garden. This bright and airy space is fitted with an oak range of floor and wall units with granite worktops, central island/breakfast bar and includes a range of integrated appliances and Aga oven. Ground floor accommodation concludes with a utility room and guest cloakroom.

On the first floor a large landing leads to an impressive master bedroom suite complete with dressing area and en-suite bathroom with separate shower, further guest bedroom with en-suite shower room and three remaining bedrooms being served by a family bathroom which is also accessed from bedroom three.

Externally Cornerstone is located in the most idyllic setting on a quiet lane surrounded by mainly period property. A gated gravel drive provides extensive off street parking which in turn leads to a detached double garage with electric doors. Being walled, the front garden is secluded and beautifully landscaped. The rear gardens are a particular feature of the property being laid mainly to lawn with deep herbaceous borders and feature a central gravelled path with a large raised stone ornamental pond. Further down the garden a mature evergreen photinia hedge screens a large kitchen garden with raised beds.

“A SUBSTANTIAL CHARACTER FAMILY HOME SET WITHIN GLORIOUS GARDENS OF ABOUT ONE THIRD OF AN ACRE LOCATED WITHIN AN IDYLIC VILLAGE SETTING”



AT A GLANCE

- Outstanding character home within delightful mature gardens totalling about 0.32 acres
- Superb open plan kitchen/family/dining room and two further reception rooms
- Five good sized bedrooms (two en-suite)
- Detached double garage
- Outstanding village setting with excellent road and rail communications



SUMMARY

- Reception hall
- Cloakroom
- Living room with fireplace & log burner
- Large open plan kitchen/family/dining room
- Utility room
- Study/family room
- Master bedroom with en-suite shower and dressing area
- Guest bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Double garage
- Extensive gated off street parking and private walled front garden
- Beautifully tended part walled gardens to both the front and rear aspect
- Highly sought after location at the foot of The Chiltern escarpment
- Excellent communications to London

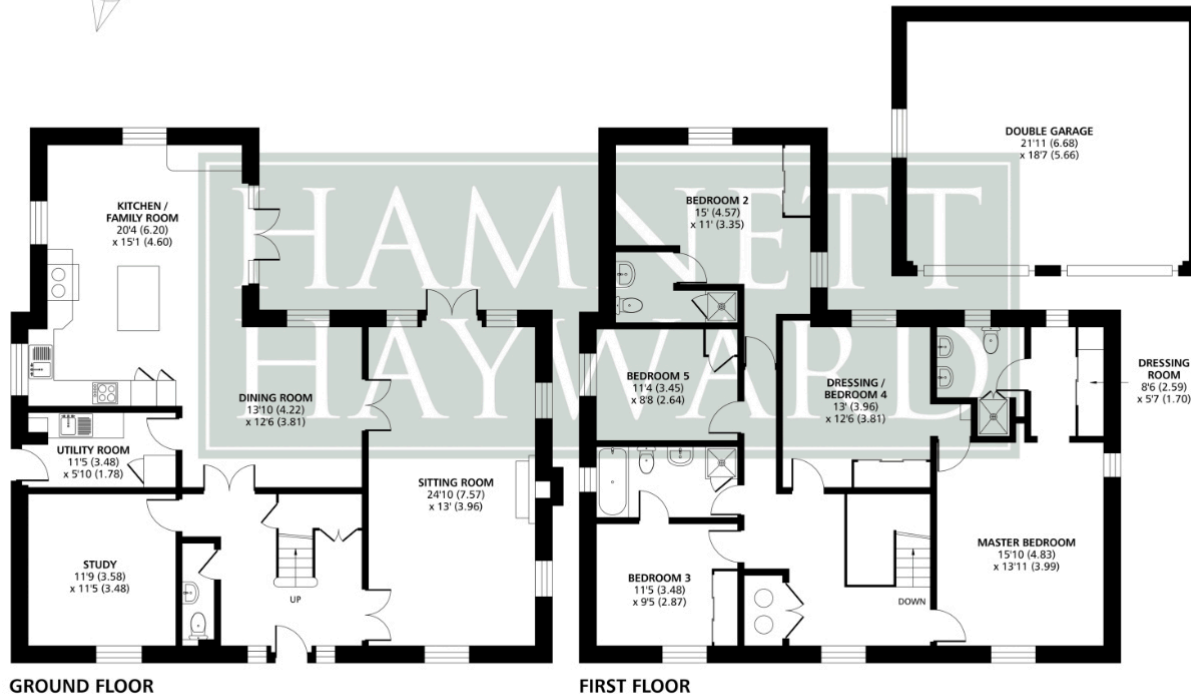
Brook Street, Kingston Blount, Chinnor, OX39

Approximate Area = 2400 sq ft / 222.9 sq m

Garage = 418 sq ft / 38.8 sq m

Total = 2818 sq ft / 261.7 sq m

For identification only - Not to scale



LOCATION

Kingston Blount is a picturesque Oxfordshire village located just four miles from the market town of Thame. 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, County standard cricket club and a well stocked Farm Shop within a short drive on the Stert Road. 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 to radiators

Energy Rating: Current 71 (C) Potential 80 (C)

Local Authority: South Oxfordshire District Council

Postcode: OX39 4RZ

Council Tax Band: G

GUIDE PRICE £1,250,000



HAMNETT HAYWARD

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