

ROBIN COTTAGE

THE GREEN, KINGSTON BLOUNT, OXFORDSHIRE. OX39 4SE



HAMNETT
HAYWARD

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A two bedroom rendered cottage with substantial single story extension set in an idyllic location within the conservation area just off the village green with large garden, off street parking and garage

Located on a single track lane just off the beautiful village green, Robin Cottage offers a rare opportunity to acquire a most attractive period cottage enlarged in the early 1960's with a substantial wrap-around single storey extension creating a large open plan 20' x 19'8 reception room, kitchen/breakfast room and small garden room. The original cottage offers an additional reception, ground floor shower room and two first floor bedrooms.

The cottage has the benefit of a large garden located mainly to the east of the property which has a selection of mature trees and scrubs which in turn leads to a drive with parking for two vehicles and a detached single garage. The garden also features a small brook with timber bridge proving access to a further area of land to the north boundary.

Due to the large plot and existing extension, it is our view that the cottage would benefit from remodelling and extending subject to the usual planning regulations.

“AN ATTRACTIVE EARLY NINETEENTH CENTURY COTTAGE SET IN A GENEROUS MATURE PLOT WITH SINGLE STOREY EXTENSION OFFERING SCOPE TO REMODEL/EXTEND (SUBJECT TO PLANNING CONSENT)”



AT A GLANCE

- Character cottage with scope to remodel/extend subject to planning consent
- Modern 20' x19'8 single storey extension
- Large secluded garden with brook
- Detached garage and off street parking
- Outstanding village setting with excellent road and rail communications



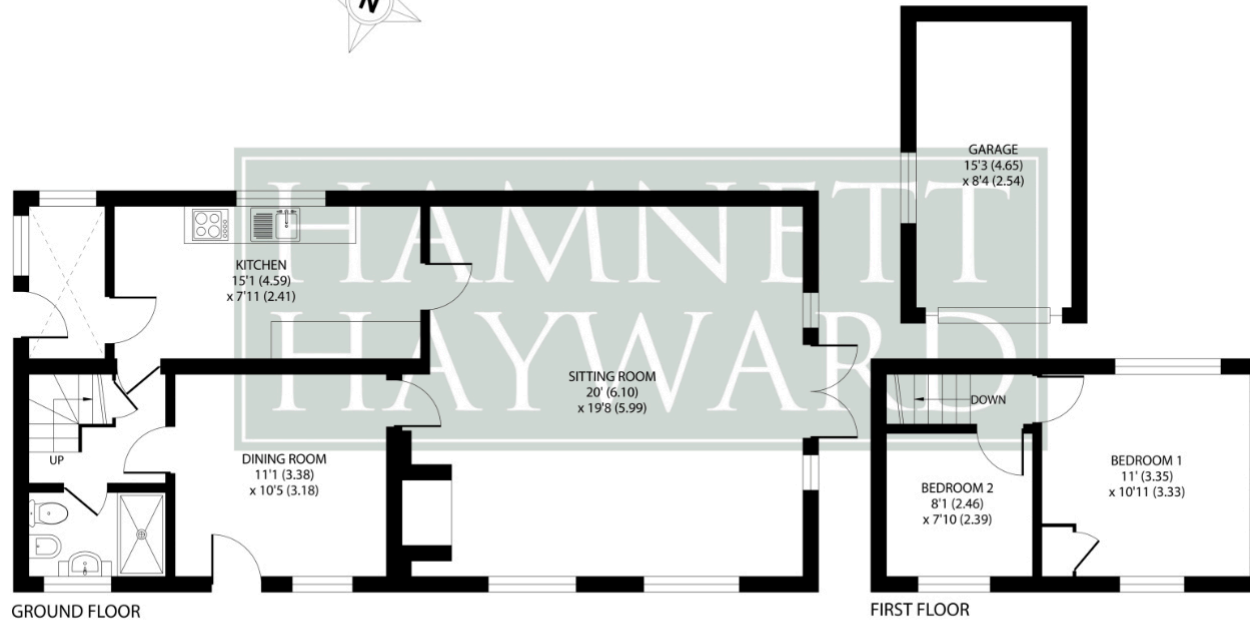
SUMMARY

- Dining hall
- Kitchen
- 20' x 19'8 single storey reception room
- Shower room
- Garden room
- Two first floor bedrooms
- Large mature garden with brook
- Off street parking
- Garage
- Scope for enlargement (subject to planning)
- Highly sought after location at the foot of The Chiltern escarpment
- Set within the village conservation area
- Excellent communications to London

The Green, Kingston Blount, Chinnor, OX39

Approximate Area = 1034 sq ft / 96 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 1162 sq ft / 107.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1160532

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 63 (D) Potential 85 (B)

Local Authority: South Oxfordshire District Council

Postcode: OX39 4SE

Council Tax Band: F

GUIDE PRICE **£450,000**



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