

# THE LAURELS

HIGH STREET, KINGSTON BLOUNT, OXFORDSHIRE. OX39 4SJ



HAMNETT  
HAYWARD

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OX39 4SJ

**A three bedroom double fronted detached Victorian cottage with secluded mature garden and off street parking for three vehicles**

The Laurels is a classic double fronted Victorian cottage constructed from attractive red brick elevations with large sash windows under a slate tiled roof that in more recent years has been modernised and remodelled to now offer an appealing internal layout which centres around a spacious open plan split level kitchen/dining room that opens onto the delightful rear garden. The kitchen has been fitted with a modern range of painted base and wall storage units with integrated appliances and there is ample space for a table and chairs. The dining area is double aspect with a brick fireplace surround and offers views over the High Street. Further ground floor living space includes an elegant entrance hall, sitting room, utility/cloakroom located off the kitchen and a good sized cellar ideal for storage or to convert into additional accommodation (subject to planning approval).

On the first floor The Laurels has three bedrooms of which two are generous doubles with views over the High Street. All three bedrooms are served by a large modern bathroom with shower above the bath.

Outside the property is set back from the picturesque High Street with a pretty dwarf wall and gate leading to the front garden. To the side is a generous driveway laid to brick pavia which in turn provides access to the beautiful rear garden offering a good degree of seclusion and has been professionally landscaped to include a lovely terrace for alfresco entertaining and well stocked borders.

Having been extended on the ground floor, potential also exists to extend above subject to planning permission. Planning permission was granted in 2005 (P05/E0938) but has since lapsed.

“AN ATTRACTIVE AND WELL MAINTAINED VICTORIAN DETACHED COTTAGE OFFERING A BRIGHT AND AIRY OPEN PLAN INTERIOR AND A SECLUDED PROFESSIONALLY LANDSCAPED GARDEN ”



## AT A GLANCE

- Detached character three bedroom detached cottage (1381sqft)
- Modern well maintained accommodation including an open plan kitchen/dining room
- Cellar with potential to convert into living space (subject to planning)
- Secluded rear garden and off street parking for three vehicles
- Beautiful High Street setting with excellent road and rail communications



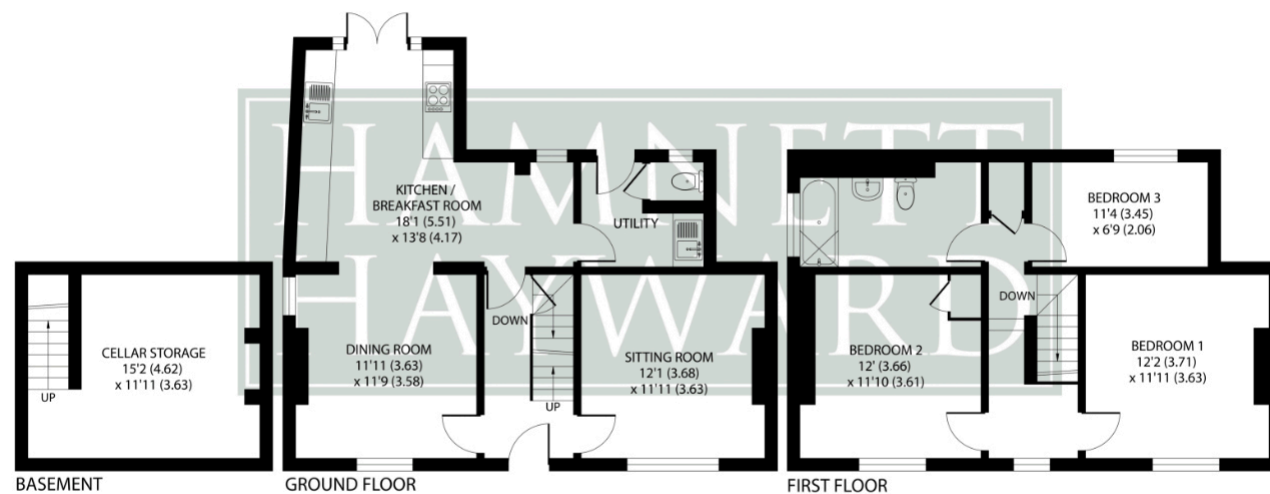
## SUMMARY

- Entrance hall
- Cloakroom
- Open plan kitchen/dining room
- Utility room
- Sitting room
- Cellar
- Three bedrooms
- Bathroom with shower
- Off street parking
- Secluded landscaped garden
- Scope for enlargement (subject to planning)
- Highly sought after location at the foot of The Chiltern escarpment
- Set on picturesque High Street with 20 mph speed limit.
- Excellent communications to London

## The Laurels, High Street, Kingston Blount, Chinnor, OX39

Approximate Area = 1381 sq ft / 128.2 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: 1174071

## 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, The Cherry Tree cafe and B&B, 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 Little Firefly Forest outdoor day nursery in the village. 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 and airline buses also offers a superb service into London, Heathrow 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 47 (E) Potential 80 (C)

Local Authority: South Oxfordshire District Council

Postcode: OX39 4SJ

Council Tax Band: F

GUIDE PRICE £595,000



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk