

LARCH COTTAGE

BROOK STREET, KINGSTON BLOUNT, OXFORDSHIRE. OX39 4RZ



HAMNETT
HAYWARD

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OX39 4RZ

A substantial four bedroom period home enjoying the most idyllic position adjoining open countryside with the most delightful views

Originally constructed in the 18th century, Larch Cottage is a prominent village home, formerly two cottages and later well known as the former village pub and shop for many years. The property has been in the ownership of the current family for some fifty years, during this time the property has been extended to provide a very generous internal layout and the most glorious mature grounds. Whilst offered for sale in good condition, Larch Cottage would benefit from some internal updating, the current configuration also lends itself to re-design and extend the kitchen. With its well established gardens adjoining the village allotments, Larch Cottage offers the most idyllic setting whilst only a short drive to junction 5 and 6 of the M40 and Princes Risborough station for a comprehensive service into London Marylebone (under 40 minutes).

On entering the property an entrance vestibule provides access to the bright and airy sitting room, enjoying a double bay window and extending to an impressive 22' in length. The family room is located overlooking the rear with glazed doors providing access directly to the garden. A formal dining room extends to an impressive 24' with painted beams and an original fireplace. The kitchen overlooks the rear garden and is fitted with a range of base and eye level cupboard and drawer units, offering space and plumbing for a dishwasher and under counter fridge. The kitchen opens to a generous utility room offering a good range of storage.

On the first floor a large landing leads to an impressive principal bedroom with an en-suite shower room. Three further bedrooms are served by a family bathroom.

Externally Larch Cottage is located in the most idyllic setting on a quiet lane surrounded by mainly period property. A generous drive provides extensive off street parking which in turn leads to a detached double garage with a workshop area and an outlook over the village allotments. The rear gardens are a particular feature of this wonderful home, being laid mainly to lawn with deep herbaceous borders. The formal gardens continue to extend at the side of the property with a further area laid to lawn with mature trees. The gardens adjoin allotments with far reaching views over countryside towards Thame.

“A CHARMING PERIOD HOME LOCATED WITHIN AN EXQUISITE VILLAGE SETTING, ENJOYING WELL ESTABLISHED GARDENS EXTENDING TO 0.13 ACRES AND INCREDIBLE FAR REACHING VIEWS OVER OXFORDSHIRE COUNTRYSIDE”



AT A GLANCE

- Outstanding character home within delightful mature gardens totalling about 0.13 acres
- Generous accommodation extending to 1,867
- Fabulous far reaching views over countryside
- Detached double garage and workshop area
- Scope to extend and re-model (subject to planning consents)
- Outstanding village setting with excellent road and rail communications



SUMMARY

- Entrance vestibule
- Cloakroom
- 22' Sitting room
- 24' dining room with fireplace
- Family room
- Kitchen
- Utility room
- Principle bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Ample off street parking
- Detached double garage with workshop area
- Extensive area of off street parking
- Beautifully tended gardens, extending to 116' wide at the rear and adjoining village allotments
- Outstanding far reaching views to the rear
- Highly sought after location at the foot of The Chiltern escarpment
- Excellent communications to London
- Vacant possession with no onward chain

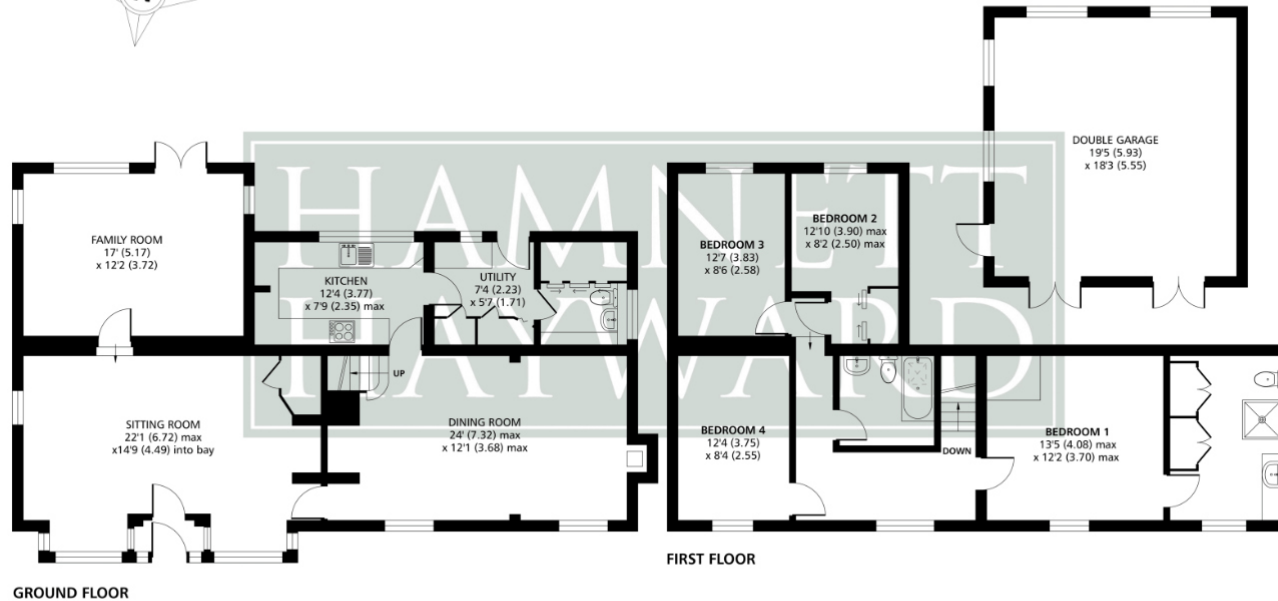
Brook Street, Kingston Blount, Chinnor, OX39

Approximate Area = 1867 sq ft / 173.4 sq m

Garage = 354 sq ft / 32.8 sq m

Total = 2221 sq ft / 206.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hamnett Hayward Ltd. REF: 1327806

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 D (67) Potential C (78)

Local Authority: South Oxfordshire District Council

Postcode: OX39 4RZ

Council Tax Band: G

GUIDE PRICE £850,000



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