

KINGSTON HOUSE



KINGSTON BLOUNT
OXFORDSHIRE / BUCKINGHAMSHIRE BORDERS





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M40 (J6) 2 miles | Watlington 5 miles | Haddenham & Thame Parkway 5 miles (London Marylebone 35 minutes)
Henley-on-Thames 15 miles | Oxford 17 miles | London 43 miles
(All distances and times are approximate)

*A well presented and substantial period house in a wonderful setting
on the edge of this popular village at the foot of the Chiltern Hills*

Accommodation

Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Estate office | Family room
Utility room | Two cloakrooms | Boot room | Pantry | Extensive basement with billiard room and cellars

Principal bedroom suite with dressing room and en suite bathroom | Five further en suite bedrooms
Four further bedrooms | Two further bathrooms | Laundry room

Self-contained three bedroom cottage

Attractive established lawned and formal gardens | Vegetable garden | Paddocks and equine livery grazing

Stables available by separate negotiation

In all about 36.19 acres



Viewing by appointment only. These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Kingston House is beautifully situated on the edge of the well-positioned village of Kingston Blount, at the foot of the Chiltern Hills.

Walking – There is an extensive network of nearby footpaths and bridleways, including the Ridgeway.

Trains – There is a mainline rail service from either High Wycombe, Princes Risborough or Haddenham & Thame Parkway to London Marylebone in approximately 35 minutes.

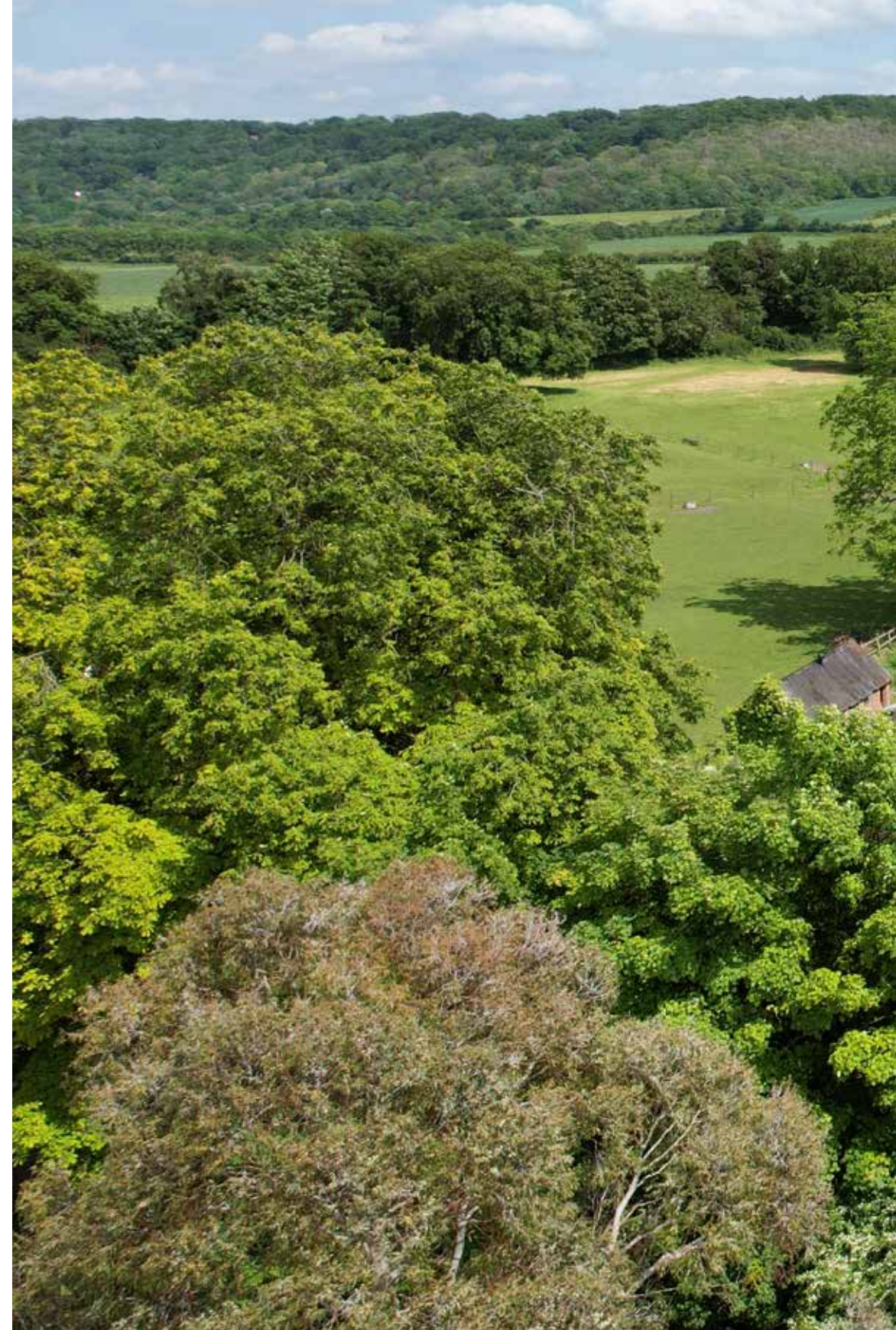
Motorways and Airports – M40 (Jct 6) and 24 hour Oxford Tube stop, only 2 miles away and Heathrow Airport 29 miles.

Schools – Schools in the area include a Church of England primary school in the village, Watlington Primary School, Lewknor Church of England Primary School and Icknield Community College, as well as Lord William's in Thame. Private schools include The Dragon School, Summer Fields School, Magdalen College School, Cothill House School and St. Edward's School in Summertown. For girls, Headington is also easily accessible via the Oxford Tube.

Shopping – Within the village there is a cafe and Lockdown Larder. More comprehensive shops and amenities are in Watlington, Princes Risborough and Thame. The larger centres of Henley-on-Thames and Oxford are also easily accessible.

Restaurants - Nearby is Le Manoir aux Quat'Saisons at Great Milton, The Sir Charles Napier at Chinnor and Raymond Blanc's The Black Horse at Thame.

Sport – Walk to active cricket club and horse racing at the neighbouring Kingston Blount point to point course. Nearby Atterington Stud Equestrian Centre. Golf at Princes Risborough Golf Club, Oxford Golf Hotel & Spa and Waterstock Golf Club and Driving Range.





KINGSTON HOUSE

Kingston House is a handsome Victorian manor house, positioned on the edge of the village, hidden at the end of a long driveway, flanked by well grazed paddocks. It is in a beautiful setting with views across its own land, at the bottom of the Chilterns escarpment. The house offers the perfect combination of grand entertaining spaces

and less formal family accommodation; the principal part has been recently renovated with new heating, electrics and plumbing for a hotel specification.

The house is arranged over four floors, including the extensive basement. The ground floor comprises a large welcoming

reception hall, with doors off to the drawing room and dining room which connects to the kitchen/breakfast room and family sitting room. There is also a playroom, estate office, boot room, pantry, utility room and two WCs.









FIRST AND SECOND FLOOR

Upstairs there is a principal bedroom suite with dressing room and en suite bathroom, three further bedroom suites, a fifth bedroom and separate family shower room, all on the first floor. The second floor includes a further bedroom suite, four further bedrooms and a family bathroom, as well as attic storage space.

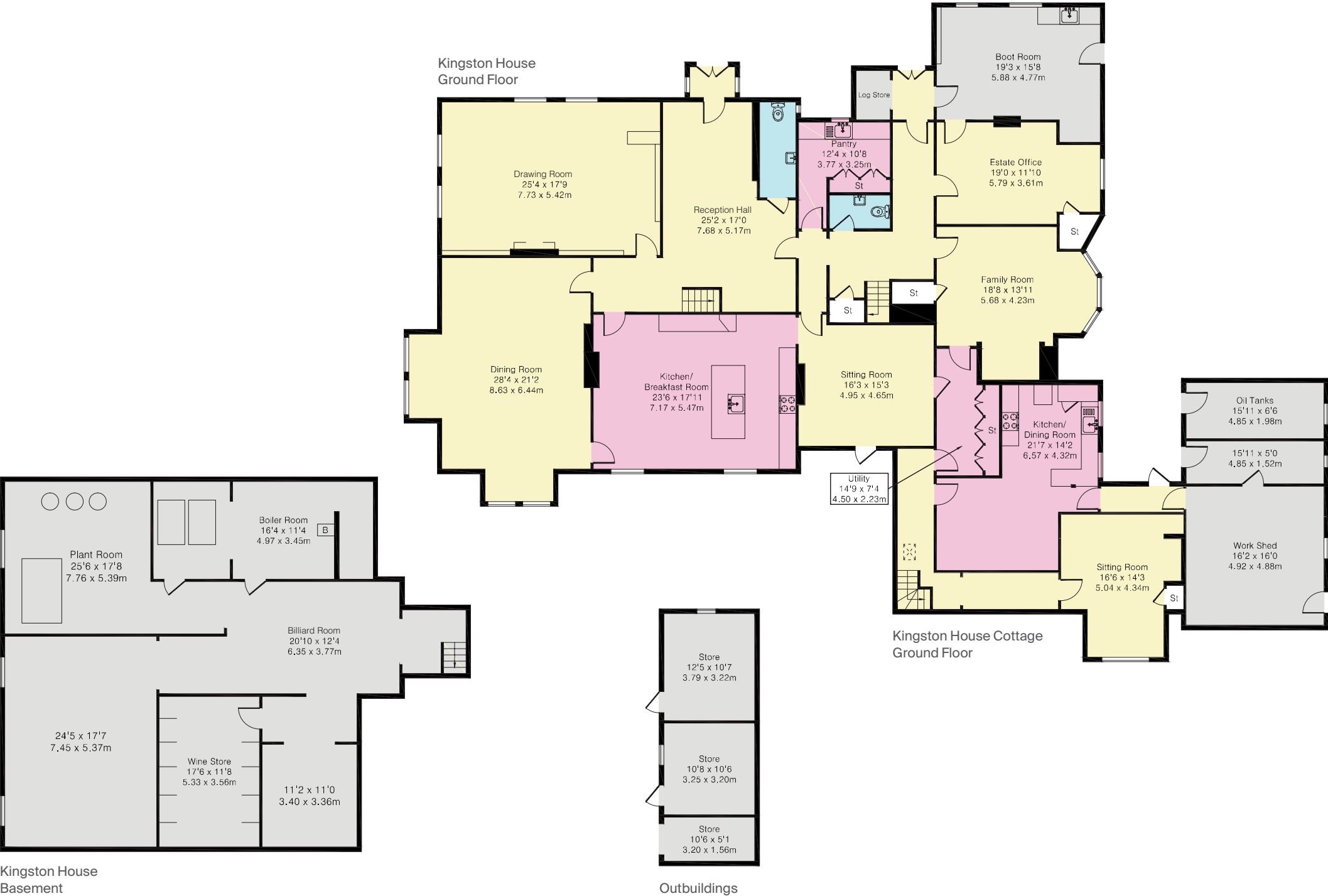
KINGSTON HOUSE COTTAGE

With its own separate access from the outside, Kingston House Cottage also connects to the main house, if required, and comprises a sitting room and kitchen/breakfast room on the ground floor with a family room with WC and three bedrooms and a bathroom on the first floor. It has its own separate garden and outbuildings.





KINGSTON HOUSE AND COTTAGE ~ FLOOR PLAN



Approximate Gross Internal Floor Area:

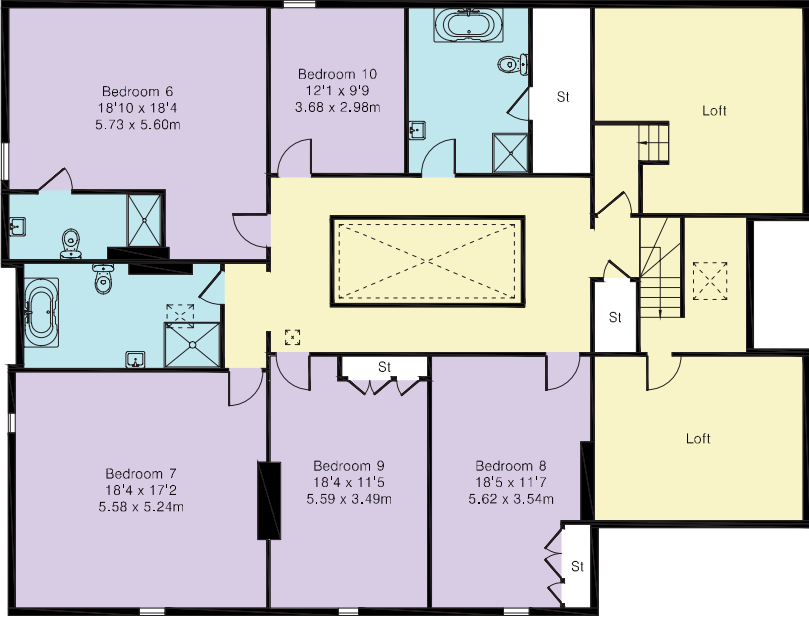
- Basement - 174 sq m (1,875 sq ft)
- Ground Floor - 445 sq m (4,790 sq ft)
- First Floor - 327 sq m (3,516 sq ft)
- Second Floor - 220 sq m (2,371 sq ft)
- Total - 1,166 sq m (12,552 sq ft)**

For identification only, not to scale.

Kingston House
First Floor



Kingston House Cottage
First Floor



Kingston House
Second Floor

OUTSIDE

Approached by a long driveway, with a copper beech avenue, there is ample parking at the side of the house. A paved terrace wraps around two sides of the house leading out to the predominantly lawned gardens with grass paddocks beyond, used for grazing in conjunction with the equine livery business. There are stables and further grazing available that are currently used for the equine livery business.

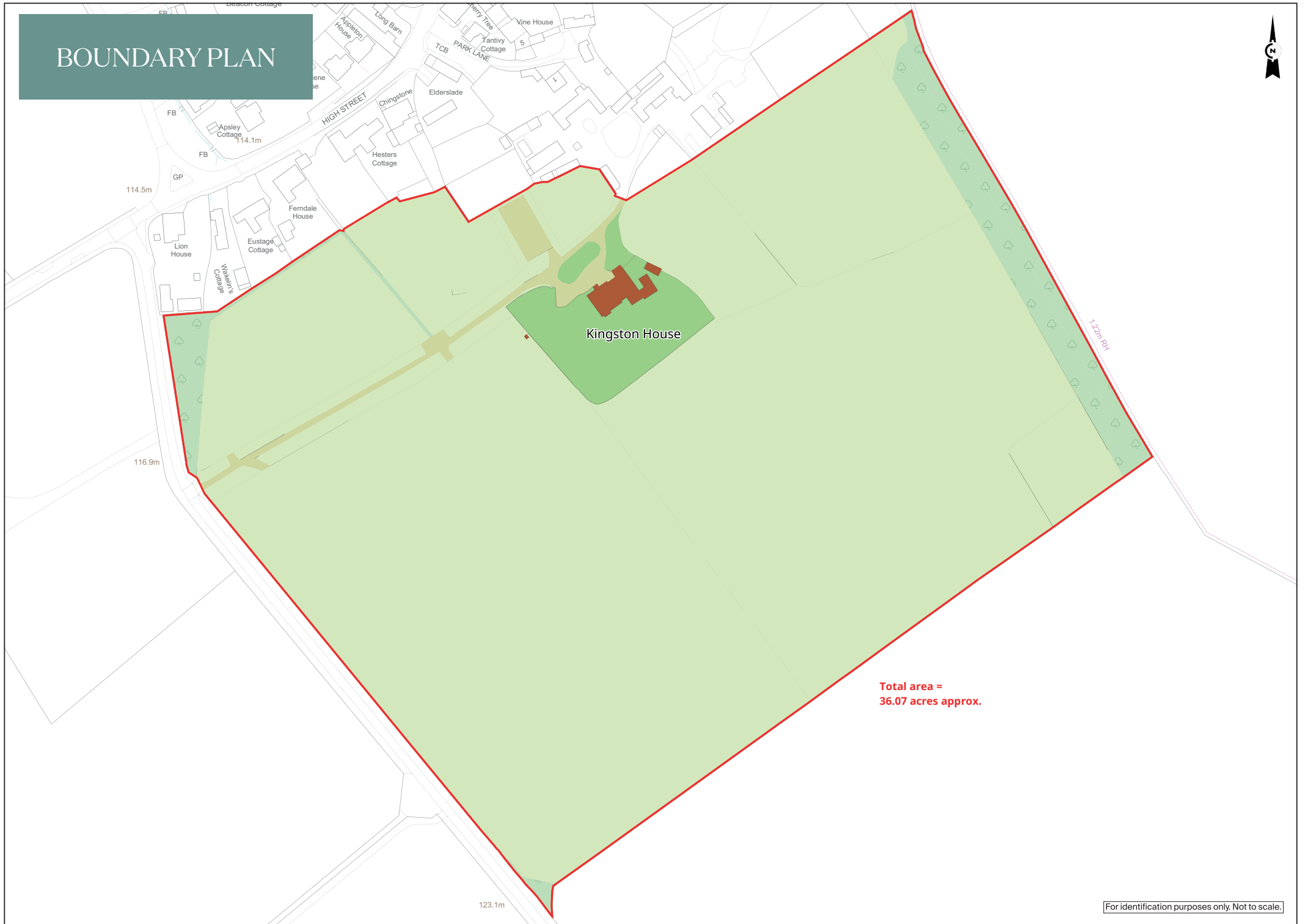
In all about 36.19 acres.











GENERAL REMARKS

TENURE

Freehold

LOCAL AUTHORITY

South Oxfordshire District Council.
Tel: 01235 422422

RIGHTS OF WAY

The property is being sold with no public or private rights of way.

SERVICES

Mains water and electricity.
Oil fired central heating.
Fibre optic broadband.
Private drainage.

EPC RATING

Kingston House – E Rating
Kingston House Cottage – D Rating

COUNCIL TAX

Kingston House – Band H
Kingston House Cottage – Band B

DIRECTIONS

Postcode – OX39 4SH
What3Words – ///trainer.booklet.drawn

VIEWINGS

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



www.knightfrank.com

Viewing strictly by appointment only. Please contact:

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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