

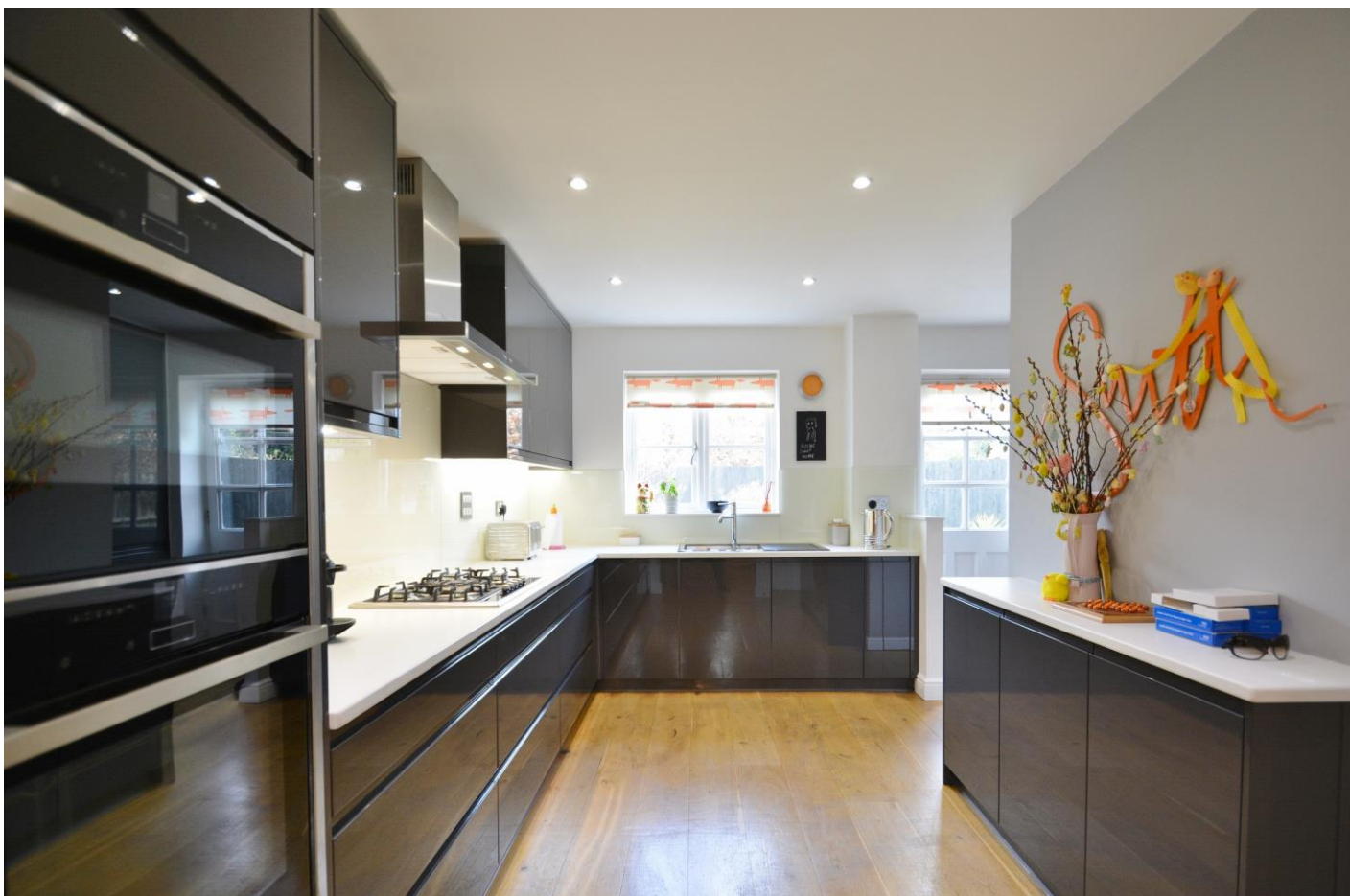


Bennetts Yard

Kingston Blount

White Lion

Residential



Bennetts Yard

Kingston Blount OX39 4RQ



- Four Bedroom Semi-Detached House
- Living Room, Dining Room & Study
- Re-Fitted Family Bathroom
- Small Modern No Through Road Development
- Stunning Re-Fitted Kitchen
- Master Bedroom With En-Suite Shower Room
- Garage & off Road Parking
- Mains Gas Central Heating

About the property

Offered in excellent order a four bedroom family home, situated at the end of a no-through road in an exclusive development constructed in 2006 by W.E Black. The property includes a large entrance hall and a superb open plan kitchen/breakfast fitted with a comprehensive range of Neff appliances, including an eye level double oven, a five ring gas hob with extractor, dishwasher and washing machine. The ground floor also includes a dining room, a family room/study and sitting room fitted with oak flooring and stone fireplace with a gas fire. To the first floor are four bedrooms, including a master bedroom with a re-fitted shower room, three further bedrooms and a four piece family bathroom. From bedroom three a paddle staircase rises into a boarded attic. There is a good size front and a private rear garden that is laid mainly to lawn with a useful decking area and side access. The property has a single garage with lights and power, bin store and parking.



About the area

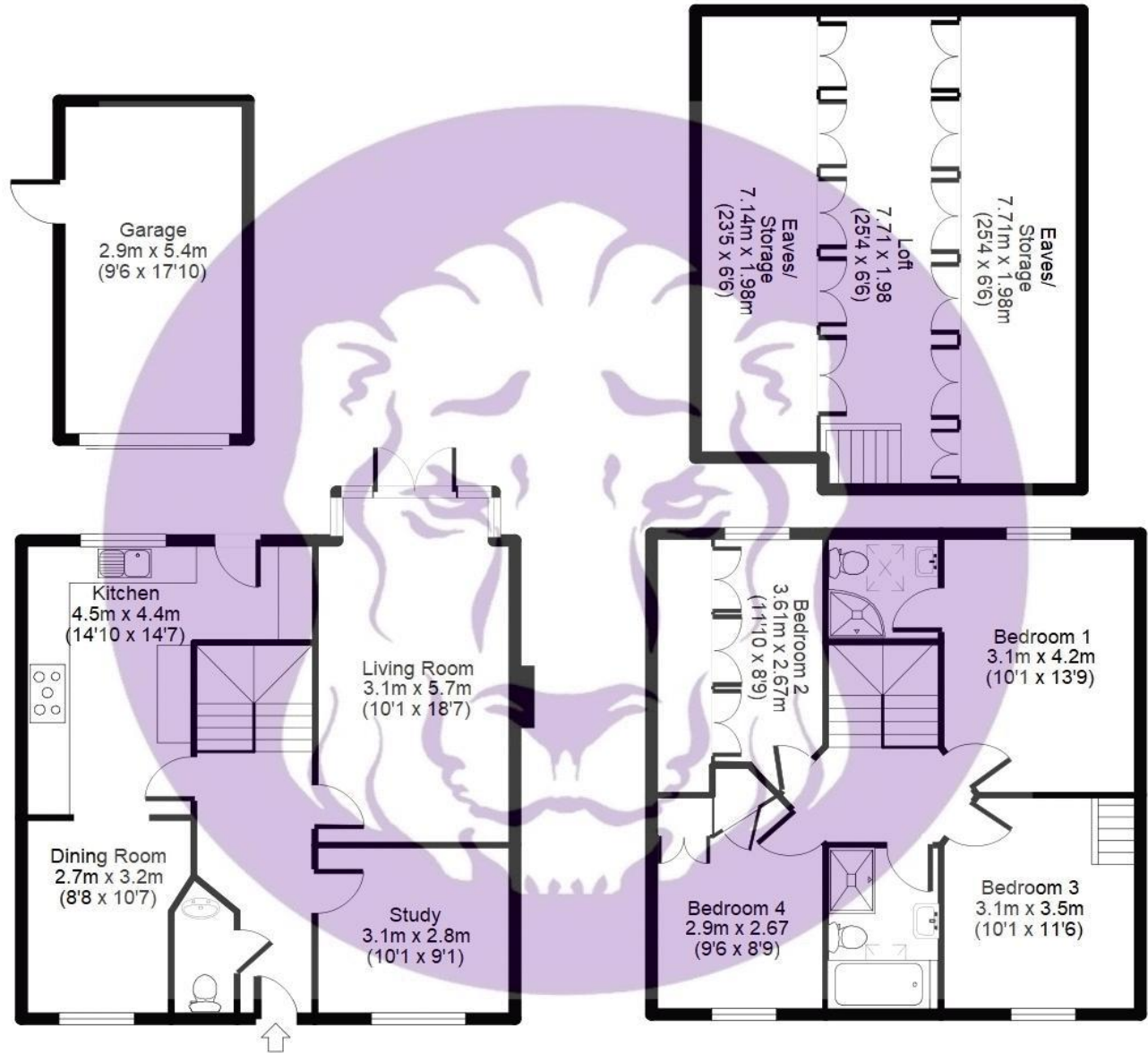
Kingston Blount is a pretty and popular village, about a five and a half mile drive from Thame and just under two miles to junction 6 of the M40. There is a well maintained village hall, used for local functions and events. Further local amenities can be found in Chinnor, a larger village about a mile away. The village is set in beautiful countryside and the Ridgeway and Icknield way footpaths pass close by. With a few minutes walk, is the Aston Rowant cricket club, an idyllic social hub on a summer evening, with a bar in the pavilion. Also, the village has a Montessori nursery school, and an annual Street Fair.



'A beautifully presented family house located in this highly desirable Oxfordshire village'



Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: White Lion Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: White Lion Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. W810



Bennetts Yard, Kingston Blount, OX39 4RQ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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