



Connells

Bakers Piece
Kingston Blount Chinnor

Bakers Piece Kingston Blount Chinnor OX39 4SW

For Sale
£525,000



Property Description

Set within the charming village of Kingston Blount, this four-bedroom semi-detached house offers comfortable family living and superb commuter convenience. The village sits at the foot of the Chiltern Hills, a historic settlement along the ancient Ridgeway, popular for walking and heritage trails, with a playing field, cricket ground, and a welcoming village inn.

Nearby primary schools including Stokenchurch, St Andrew's in Chinnor, Lewknor, and Aston Rowant hold Ofsted ratings from Good to Outstanding, making this a lovely spot for growing families. Inside, the entrance hall welcomes you with the sitting room to the right, a convenient WC, and a kitchen straight ahead. The dining room features French doors opening onto the patio, creating a lovely flow between indoors and the rear garden, which offers both patio and lawn, with a front garden too.

Upstairs, the bathroom sits ahead with a bath, bedroom two is to the right, and bedrooms three and four lie down the corridor, while the master bedroom enjoys its own floor for added privacy.

A loft conversion adds further versatile space. The property also benefits from a driveway and garage, accessible from the back garden via a walk-in door and a garage door to the front. With the M40 nearby providing routes between London and Oxford, plus Haddenham and Thame Parkway station offering good rail links to London and Birmingham, this home is well placed for commuters. Offered with no onward chain and early viewing highly recommended.



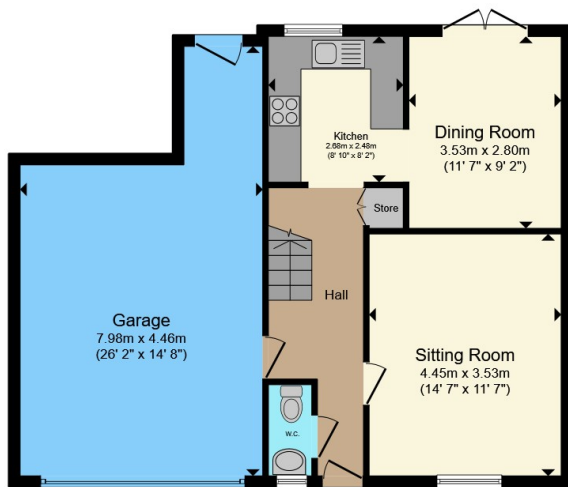
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

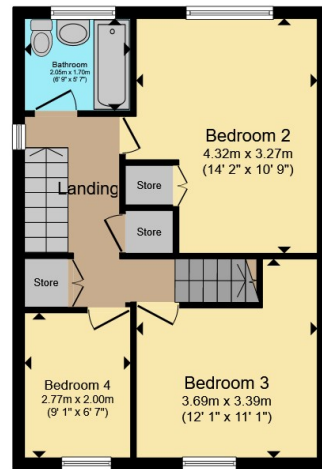
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

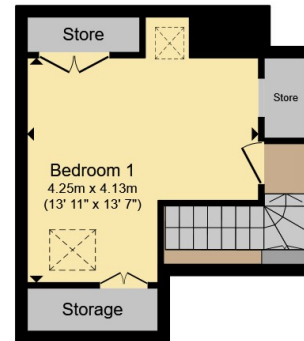




Ground Floor



First Floor



Second Floor



Total floor area 142.1 m² (1,529 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01844 260000
E thame@connells.co.uk

103 High Street
THAME OX9 3DZ

EPC Rating: Council Tax
Awaited Band: D

view this property online connells.co.uk/Property/THM307320

Tenure: Freehold



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: THM307320 - 0003