

The Old Inn

The Green | Kingston Blount | Oxon | OX39 4SD



Price £765,000

ACCOMMODATION

Beautiful 4 bedroom terrace cottage
Originally an 18th Century Public House
22ft kitchen/dining room & utility room
Spacious sitting room & wood burner
Bedroom 4 with en suite on ground floor
Main bedroom with vaulted ceilings
Two further bedrooms & family bathroom
Delightful cottage gardens to the front
Two parking spaces & single garage
Situated at the end of no through track



The Old Inn is a delightful 4 bedroom terrace cottage which was converted 26 years ago from a former Public House nestled beyond the village green at the end of a quiet no through track. The property has been thoughtfully rebuilt whilst retaining the original brick and flint frontage. The kitchen/dining room is spacious with a range of fitted units, breakfast island and integrated dishwasher, microwave oven, fridge/freezer and a range cooker. The utility room has space for a washing machine & tumble dryer and sink unit.



The sitting room has two bay windows overlooking the garden to the front as well as a wood burning stove for cosy nights in the winter months. From the sitting room is a bedroom 4 with an en suite shower room. Stairs from the sitting room lead to the first floor with the main bedroom having vaulted ceilings and fitted wardrobes. There are two further bedrooms and a modern family bathroom. Externally the enclosed cottage gardens are southerly facing and situated to the front of the property with picket fencing and path leading to the front door. The borders are well stocked with the remainder of the garden being laid to lawn. To the front of the property there are two parking spaces leading to a single garage.

KEY FEATURES

- Character period terrace cottage thoughtfully converted 26 years ago
- Attractive original frontage with slate roof and triple bay windows
- Nestled at the end of a quiet single track from the village green
- Popular Primary Schools in both Aston Rowant and Chinnor
- Easy access to M40 to London, Birmingham, Oxford and Oxford Tube
- Mainline Train Station from Princes Risborough to London Marylebone
- Please call Colombs on 01844 214421 to arrange a suitable time to view



Location

Kingston Blount is a pretty village situated at the foot of the Chiltern Hills and is just 4 miles from the market town of Thame and has easy access to the M40 and Mainline Train Station to London Marylebone. The village has a regular bus service going from Thame to High Wycombe as well as Princes Risborough train station. Within the tranquil village there is a popular village hall which hosts a range of activities to cater for all age groups. There is a comprehensive network of footpaths and bridleways along the ridgeway which is popular for walkers, cyclists and horseriding. There is an excellent education system with a Montessori Nursery School within the village and primary schools in Aston Rowant and Chinnor leading to secondary schools at Icknield Community College in Watlington as well as Lord Williams's in Thame.

Local Authority – South Oxfordshire District Council

Council Tax - E

EPC - C

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Approximate Gross Internal Area
137.0 sq m / 1,475 sq ft

 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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