



bonners & babingtons

Bakers Piece
Kingston Blount

Bakers Piece Kingston Blount OX39 4SW

Guide Price £475,000

Detached 3 Bedroom property with garage, in need of a fresh lease of life from a new owner. Situated in a quiet cul-de-sac close to fabulous countryside walks, offering scope to amend and improve and become a wonderful versatile family home. Offered Chain Free.

This property offers a fantastic opportunity for someone to put their stamp on their next home. There is a small entrance porch with shelf and store under, which opens into the hallway where all rooms and stairs to first floor lead from. The main reception room is to the front of the house and is a good size with plenty of space for comfortable furniture. The kitchen is to the rear of the property and has ample waist and eye level storage, plumbing for white goods and space for a fridge/freezer. There is outdoor access to the side of the property and garage, and a further doorway to the bright and spacious dining room which has a sliding door to the garden. The back of the house has previously been extended on the ground floor to offer a larger reception/dining space and kitchen, these two rooms could easily be knocked through to create one open space for a fabulous kitchen/diner/family room. Also downstairs in a useful understairs storage cupboard and separate cloakroom.

Upstairs are three bedrooms serviced by the family bathroom, comprising a modern suite with large shower and heated towel rail. Bedrooms one and two are generous doubles with good space for wardrobes and other furniture, bedroom one also benefits from a large, fitted cupboard. Also upstairs is an airing cupboard and large storage cupboard over the stairs. There is access to the loft from the landing.

The outside of the property has space to the side, where there is a gate to the garage and driveway parking. Behind the garage is a large shed and an area of lawn with pretty shrubs surrounding. The remaining garden is also laid to lawn in a circular design, there are mature plants and shrubs offering colour and texture in the summer months. The front garden has mature flower beds and a pretty tree and a generous lawn area.





Other notable features;
Double glazing and gas
central heating
throughout.

Kingston Blount is a
village about 4 miles (6.4
km) southeast of Thame
in South Oxfordshire. The
village is a spring line
settlement at the foot of
the Chiltern Hills
escarpment.

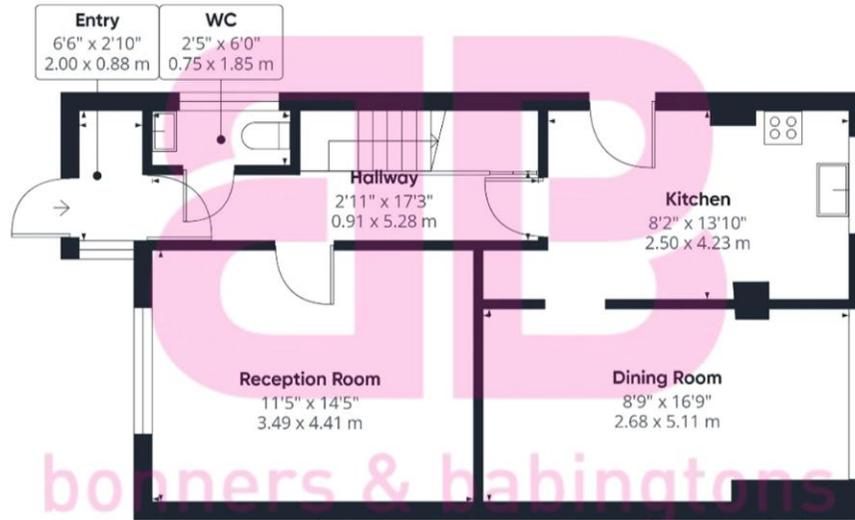
The 87 mile (140 km)
long Ridgeway National
Trail passes to the south,
and the Lower Icknield
Way to the north.

The village has a modern
style coffee shop The
Cherry Tree and a large
playing field where the
village's main events are
held. The primary school
is situated half a mile
away in Aston Rowant.



Close by, within 5
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 thriving
community with regular
events in the village hall,
and an annual Street Fair.

Tenure: Freehold
Council Tax Band: D
EPC To Follow



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1113 ft²
103.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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