



Rose Cottage, Pleck Lane
Kingston Blount

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A stunning example of one of the oldest properties in the village, seamlessly blending beautiful original features and contemporary modern design, presented immaculately and with no onward chain, situated at the foot of the Chiltern Hills with access to fabulous countryside walks and excellent transport links.

Pleck Lane, Kingston Blount, Chinnor, Oxfordshire, OX39 4RU

Guide Price: £845,000

- Previously Renovated and Extended Period Property
- Four Bedrooms
- Master Bedroom with Ensuite Facilities
- Three Reception Rooms
- Full of Original Character and Charm
- Contemporary Kitchen
- Stunning Refitted Family Bathroom
- Beautiful Country Style Garden
- Garage
- Ample Off-Road Parking
- Separate Utility
- Well Regarded Village



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Kingston Blount

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.



Description

This fabulous home, formerly two properties, known as Rose Cottage and Lily Cottage, has been improved by the current owners and now includes a stunning family bathroom, ensuite shower room to the master bedroom and a utility area downstairs. The home is entered via a formal entrance door leading directly into a cosy reception room with a beautiful bay window with bespoke seating, open fireplace and character features. The character continues through into the adjoining reception room, perfectly set up as a TV snug, that boasts exposed beams, open fireplace with wood burning stove and original storage cupboards. There are separate doors to the inner hall, and dining room. This third reception room is bright and airy and continues the solid oak flooring from the other reception rooms, there is a gas, faux, wood burning stove and door to the outside and further door to a small hallway. Here is a door to the cloakroom, which the vendors have cleverly added a separate hidden utility area, previously a shower room, that has plumbing for white goods and heated towel rail. Further along the hall is the fabulous contemporary kitchen with vaulted ceiling, comprising of ample waist and eye level units, granite worktops, gas hob, integrated fridge freezer, dishwasher, double oven and microwave. There is a central freestanding island, room for a kitchen table and French doors out to the rear garden.

The inner hallway takes you to the first floor, via a central landing space with exposed brickwork chimney breast, perfect as a reading nook or study space. The master bedroom, with exposed beams, has been improved and upgraded by adding bespoke fitted wardrobes and an ensuite shower room. The luxury re-fitted family bathroom consists of a free-standing bath, double shower with rainfall attachment and under sink vanity unit. There is a further spacious double bedroom with bay window, bespoke fitted wardrobes and feature fireplace on this floor. Stairs take you up to the second floor where there are two additional bedrooms, the larger of which has integrated wardrobe space, and both have original beam features.

Outside: The rear enclosed garden has also been improved by the current owners, giving it a pretty country garden style that features large borders with an abundance of colour, texture and fragrance during the summer months, with plants including Dalia's, Salvia and Iris's. There are rose bushes all around and raised beds of Narcissi and rhubarb; a green house, storage shed, patio space and nestled at the end of the garden with views of the oak tree and house, is a covered seating area perfect for enjoying the shade on a sunny day. There is a single garage with electric rear door and side access to the driveway parking for several vehicles and clever use of the front garden space for additional parking.





General Remarks and Stipulations

Tenure
Freehold

Post Code
OX39 4RU

Services
Mains Gas, Water & Sewerage

Viewing
Strictly by appointment with
Bonners & Babingtons

EPC Rating
61

Local Authority
South Oxfordshire District Council

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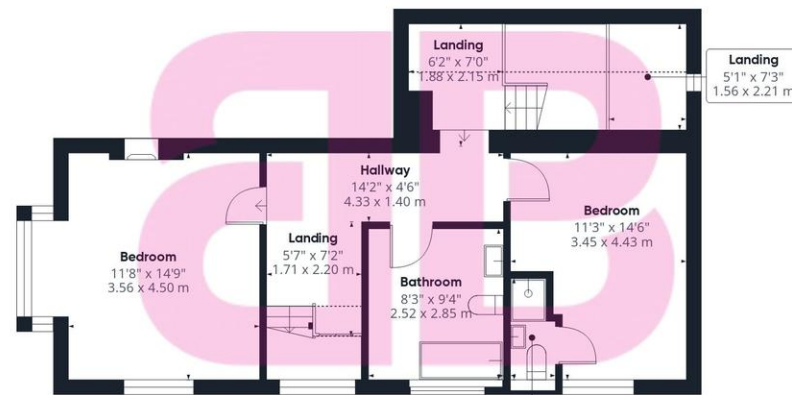
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

2026 ft²

188.1 m²

Reduced headroom

180 ft²

16.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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