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harrers & babingtons

**Bennetts Yard
Kingston Blount**

**Bennetts Yard
Kingston Blount
Oxfordshire
OX39 4RQ**

Offers Over - £450,000

Situated within the sought-after Bennetts Yard development, this beautifully presented two-bedroom home enjoys a peaceful setting within a welcoming community. Thoughtfully designed for modern living, the property combines well-proportioned accommodation with a practical and modern layout.

The ground floor is introduced by a spacious entrance hall, complemented by a cloakroom and useful storage cupboard. A separate reception room provides an inviting space to relax, while to the rear, a generous open-plan kitchen and dining room creates an ideal setting for both everyday living and entertaining. The kitchen is fitted with an integrated dishwasher, space for a fridge/freezer, and is further enhanced by a separate utility room offering space for a washer/dryer, together with additional shelving and storage.

Upstairs, the property offers two well-appointed bedrooms, including a generous principal bedroom benefiting from built-in storage and a stylish en suite shower room, while the second bedroom is served by the family bathroom.

Further enhancing the property's appeal are a range of thoughtfully considered features, including gas-fired central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. The property also benefits from two allocated parking spaces and a garage, providing excellent storage or secure parking options. A generously proportioned study offers exceptional versatility, lending itself equally well as a home office, gym, or hobby room to suit a variety of lifestyles. Both bedrooms are fitted with built-in wardrobes, providing ample storage while maintaining a clean and uncluttered aesthetic throughout.





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.

EPC Rating - TBC

Tenure: Freehold

Council Tax Band: D





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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