

CHILTERN COTTAGE

THE GREEN, KINGSTON BLOUNT, OXFORDSHIRE. OX39 4SE



HAMNETT
HAYWARD

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Chiltern Cottage is a beautifully presented Victorian (circa 1940's) detached cottage, occupying an exceptional position overlooking the picturesque village green in the highly sought-after village of Kingston Blount. In recent years the cottage has been comprehensively transformed, stripped back to its original shell before being meticulously renovated and extended to create stylish and thoughtfully planned family accommodation. The extensive works included new lime plaster, new plumbing, a complete rewire, new gas central heating and bespoke timber-framed double-glazed sash windows, complemented by high-quality fixtures and fittings throughout. The result is a characterful period home that combines original charm with the comfort, efficiency and finish of a modern property.

On entering, a spacious entrance hall provides a welcoming introduction, with a cloakroom and useful study workstation. The elegant living room features a log burner and glazed doors opening directly onto the rear terrace and mature gardens. At the heart of the home is the open plan kitchen/dining room with fitted with a superb bespoke, hand-crafted Shaker-style kitchen, beautifully fitted with quartz worktops, a matching dresser and walk-in larder. A recently added family room provides a relaxed additional living space and enjoys lovely views across the rear garden.

Upstairs, an elegant landing leads to four bedrooms. The principal bedroom is particularly impressive, with bespoke fitted wardrobes and a stunning en-suite shower room featuring a full-height bay window with plantation shutters and wonderful views across the village green. The three further bedrooms are served by a well appointed family bathroom incorporating both a bath and separate shower.

Outside, the mature rear garden is enclosed by natural hedging and features a generous terrace, providing an ideal setting for al fresco dining and entertaining. A private gate gives direct access onto the village green, creating a wonderful connection with the village beyond. To the front, the open green has a gravel driveway providing an attractive approach to the property and access to a substantial garage with storage over.

Kingston Blount is a particularly desirable village, renowned for its rural setting, attractive village green and strong sense of community. Despite its peaceful surroundings, the village provides almost immediate access to the M40, making Chiltern Cottage an especially appealing home for those seeking the best of country living alongside highly convenient commuting.

“A BEAUTIFUL 19TH VICTORIAN DETACHED COTTAGE EXTENDED AND UPDATED TO A PARTICULARLY HIGH STANDARD THROUGHOUT LOCATED IN AN IDYLIC SETTING ON THE PICTURESQUE VILLAGE GREEN”



AT A GLANCE

- A beautifully presented period cottage enjoying the most stunning village setting
- Recently extended to provide well planned accommodation of the highest standard
- Elegant sitting room with fireplace housing wood burning stove
- Bespoke hand crafted kitchen and high quality sanitary ware
- Four beautiful bedrooms including an impressive principal suite
- Outstanding village setting with excellent road and rail communications to London & Oxford



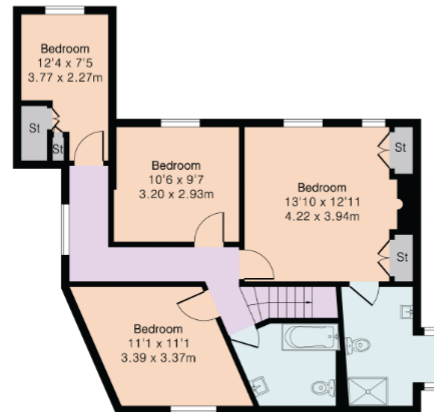
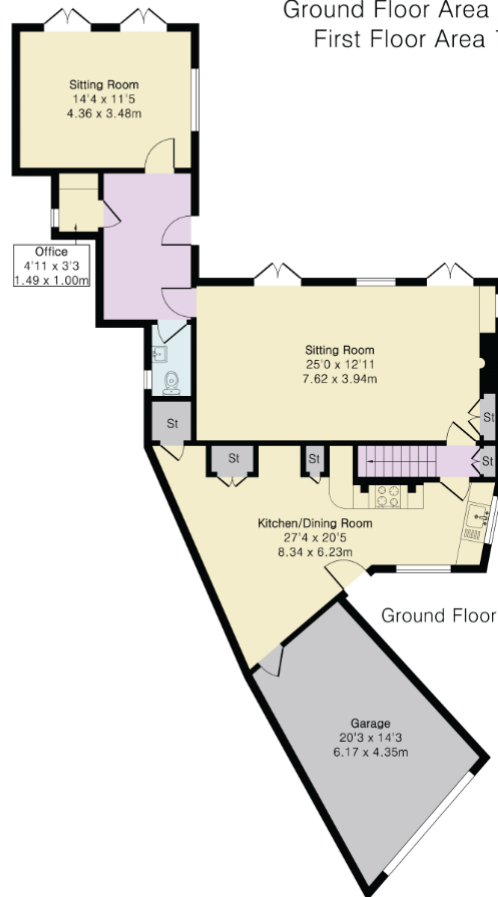
SUMMARY

- Entrance hall
- Cloakroom
- Sitting room with wood burning stove
- Beautiful kitchen/dining room fitted with hand made units and underfloor heating
- Study workstation
- Spacious family room
- Fabulous principal bedroom with a range of built in wardrobes and en-suite shower room
- Three further beautiful bedrooms
- Luxurious family bathroom
- Mature rear garden with access onto village green
- Garage with storage over
- Gas fired central heating, part underfloor heating to kitchen
- Renovated and extended to a very high standard
- Highly sought after village location
- Excellent communications to London

**Approximate Gross Internal Area 1930 sq ft - 179 sq m
(Including Garage)**

Ground Floor Area 1194 sq ft – 111 sq m

First Floor Area 736 sq ft – 68 sq m



LOCATION

Kingston Blount is a picturesque Oxfordshire village located just four miles from the market town of Thame. The Parish Church of St. Peter and St. Paul originally dates from the 11th century; the village also has a village hall and large playing field with a children's play area, County standard cricket club and a well stocked Farm Shop within a short drive on the Stert Road. Point-to-Point meetings are held locally. The nearby Aston Rowant C of E primary school is located within a short walk via the public footpath with the reputable Lord Williams' secondary school in Thame and Icknield Community College in nearby Watlington. Further amenities are available in nearby Thame including a comprehensive range of shops, restaurants, pubs, sports clubs and a theatre. A small selection of shops and a doctors surgery is also located 1.5 miles away in Chinnor. For the commuter, junction five of the M40 is within just 2.5 miles and junction six just 1.5 miles providing excellent communications with London. A regular bus service from the High Street in the village also connects Thame & High Wycombe. Princes Risborough station offers a comprehensive timetable into London Marylebone with a fast train in just 37 minutes. The Oxford tube also offers a superb service into London, and Oxford, with buses departing from nearby Lewknor every 12-15 minutes

ADDITIONAL INFORMATION

Services: Mains Water, Gas and Electricity

Heating: Gas fired central heating to radiators with under floor heating to kitchen.

Energy Rating: Current D (66) Potential C (77)

Local Authority: South Oxfordshire District Council

Postcode: OX39 4SE

Council Tax Band: F

**HAMNETT
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