



5, Bakers Piece  
Kingston Blount  
Oxfordshire, OX39 4SW

Guide Price  
£449,950

**RB** REASTON BROWN

# A Three Bedroom Home Offering Excellent Potential with Generous Garden and Garage in a Quiet Village Location.

## No Chain

This three bedroom home presents an excellent opportunity for buyers seeking a property to modernise and personalise. Situated in a quiet and sought-after village location, it offers well-proportioned accommodation with clear scope for improvement.

The property comprises a fitted kitchen with space for appliances and a pleasant outlook over the rear garden, alongside a separate reception room featuring sliding patio doors, providing good natural light and direct access outside.

Upstairs, there are three bedrooms, offering flexibility for family living or home working. The bathroom is fitted with a white suite, including a shower cubicle.

Externally, the rear garden is a standout feature, reflecting what was once a thoughtfully maintained space. Arranged into defined sections, it includes a patio, lawn and areas of mature planting, offering excellent potential to be reinstated as an attractive and usable garden. There is also a garden shed.

To the front, the property benefits from a driveway providing off-road parking for two vehicles, a front garden, and access to a single garage.

Offering a blank canvas in a desirable setting, this property provides a fantastic opportunity to create a charming home with both indoor and outdoor appeal.

EPC: TBC Council Tax: D Freehold

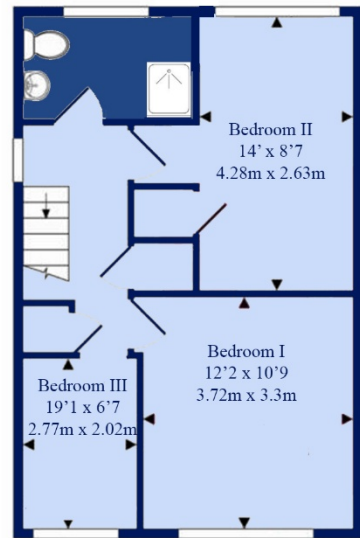
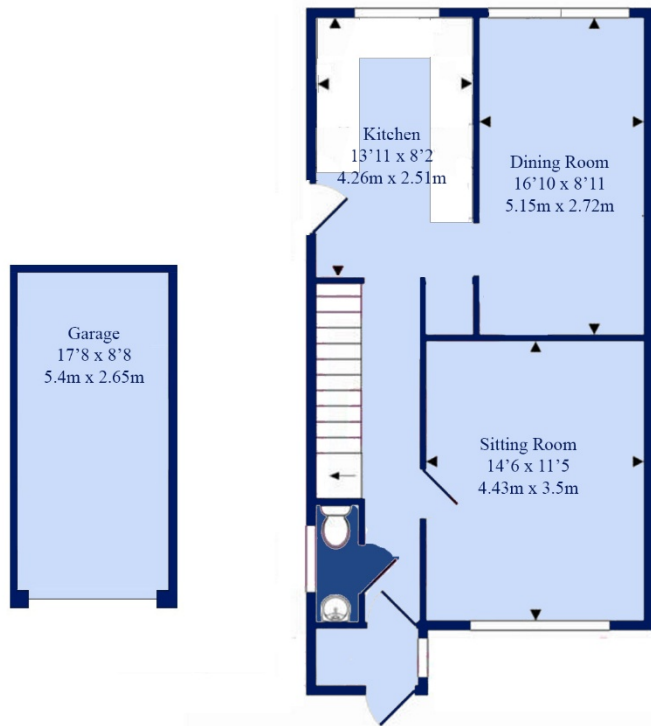
## Situation

Kingston Blount is a highly sought-after Oxfordshire village, set at the foot of the picturesque Chiltern Hills, offering an appealing balance of rural tranquillity and excellent connectivity. The village itself benefits from the well-regarded Cherry Tree gastro pub, a community hall, and the popular Point-to-Point racecourse, which hosts several events throughout the year. Further amenities can be found in the nearby village of Chinnor, including a primary school, additional pubs and local conveniences, while the thriving market towns of Thame and Princes Risborough are both within approximately a 15-minute drive, providing a wider range of shops, restaurants, and leisure facilities. For commuters, the M40 is easily accessible, offering convenient routes to London, Birmingham, and the wider motorway network. Princes Risborough railway station provides a direct service to London Marylebone in approximately 30 minutes, making the location particularly attractive for those seeking a countryside setting with strong transport links.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







Approx. Gross Internal Floor Area 1209 Sq Ft / 112.29 Sq M inc Garage  
5 Baker Piece, Kingston Blount, Oxfordshire, OX39 3SW

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

*If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £75 + VAT is charged to cover the cost of this check.*

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