Lower Farm Barn
Kingston Blount

bonners & babingtons

A beautifully presented five-bedroom barn conversion, combining the timeless character and charm of a period property with the comfort and practicality of modern living. Set within the picturesque village of Kingston Blount, the property enjoys a peaceful rural setting surrounded by attractive countryside, while retaining excellent access to the amenities and transport links of the wider area.

Brook Street, Kingston Blount, Oxfordshire, OX39 4RZ

Offers in excess of £1,150,000

- FIVE BEDROOMS & THREE BATHROOMS
- THREE RECEPTION ROOMS
- EN SUITE & WALK IN WARDROBE TO PRINCIPAL BEDROOM
- CHARMING CONVERSION WITH A HOST OF CHARACTER FEATURES
- GARAGE & AMPLE OFF-ROAD PARKING
- SOUTH FACING REAR GARDEN
- SUBSTANTIAL FRONT GARDEN WITH WELL
- SEPARATE UTLILITY & BOOT ROOMS
- TWO STUDY AREAS
- GARDEN ROOM WITH ACCESS TO PATIO
- WELL REGARDED VILLAGE LOCATION

19 Station Road, Chinnor, Oxfordshire, OX39 4PU
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Kingston Blount

Kingston Blount is situated at the foot of the Chiltern Hills, in an AONB, with the famous Ridgeway National Trail and the Lower Icknield Way close by.

The village has a thriving community with a contemporary café and B&B (The Cherry Tree), a well-stocked farm shop (The Lockdown Larder), a children's play area and a large playing field and a village hall that hosts regular events and classes. Within less than 5 minutes' walk is Aston Rowant Cricket Club which provides an idyllic social hub on a summer evening, with a bar in the pavilion.

Nearby primary schools include Aston Rowant Primary (a ten minute walk along a tree lined path), and Mill Lane and St Andrews Schools in Chinnor (1.5m). The property is within the catchment area of the popular Lord Williams's Secondary School in Thame (6m), and a school bus service operates from the village. Sought after Grammar and Independent schools are also accessible with Aylesbury Grammar and Wycombe High School being popular choices.

There are excellent transport links. Junctions 5 and 6 of the M40 are under two miles away and Oxford Tube coach services to London, Heathrow, Gatwick and Oxford run several times an hour from J6. Trains to Marylebone (taking 40 mins) and Birmingham (just over 1.5 hrs) run from Princes Risborough station, which is just a 15-minute drive away.

Description

Nestled in a peaceful rural setting within the Chiltern conservation area, this exquisite five-bedroom barn conversion has been a well maintained and much-loved family home for over 20 years. It showcases a wealth of original features, including exposed beams and magnificent vaulted ceilings that create a sense of space and warmth.

The Barn is over 400 years old; it was originally a threshing barn and the conversion of the building into a spacious home took place in 1990. The current owners purchased the property in 2005 and have carried out extensive improvements. They installed a new kitchen in 2010 which includes two double ovens and grills, two dishwashers, numerous pan drawers, lots of storage and granite work surfaces. They also installed three new bathrooms around 2015. The property further benefits from gas central heating and double-glazed windows.

The front door opens into an entrance hall which leads straight into the reception hall which can be used as a reception room or dining room. To the right-hand side there is an impressive living room with a feature wood burner and French doors to the south facing garden. On the ground floor there is also a large, designed, kitchen/dining room and the garden sitting room, which has French doors to the rear garden and patio. This bright room could also be used as a breakfast room or dining space.

Beyond the kitchen there is a well-equipped utility room with plumbing for a washing machine and a tumble dryer as well as space for a freezer. There is a link door to the boot room which has an entrance to the front of the house and substantial cupboard space. This is currently being used as a study. Access to the garage and then outside is via the utility room.

On the first floor there are five substantial bedrooms, two with en-suite facilities, along with a family bathroom. There is plenty of storage throughout, an airing cupboard and a study area with built-in desks and shelving. The main bedroom has a walk-in wardrobe.

Outside

There are gardens around the property with a five-bar gate which allows access from the front to the rear, south facing garden, where there is a summer house and a large log store.
The property is mostly surrounded by brick walls, some of which include screening hurdles. Most of the garden is laid to grass with shrubs and flower beds.
The front has car parking for four or five vehicles and access to the garage. The front garden is mainly laid to lawn with various shrubs, flower beds, mature rose bushes, vegetable beds and fruit trees. There is also a covered well that is surrounded by small shrubs and a climbing rose bush that adds a charming touch of colour to the driveway

General Remarks and Stipulations

Tenure
Freehold

EPC Rating
77

Local Authority
South Oxfordshire District Council

Post Code
OX39 4RZ

Viewing
Strictly by appointment with
Bonners & Babingtons

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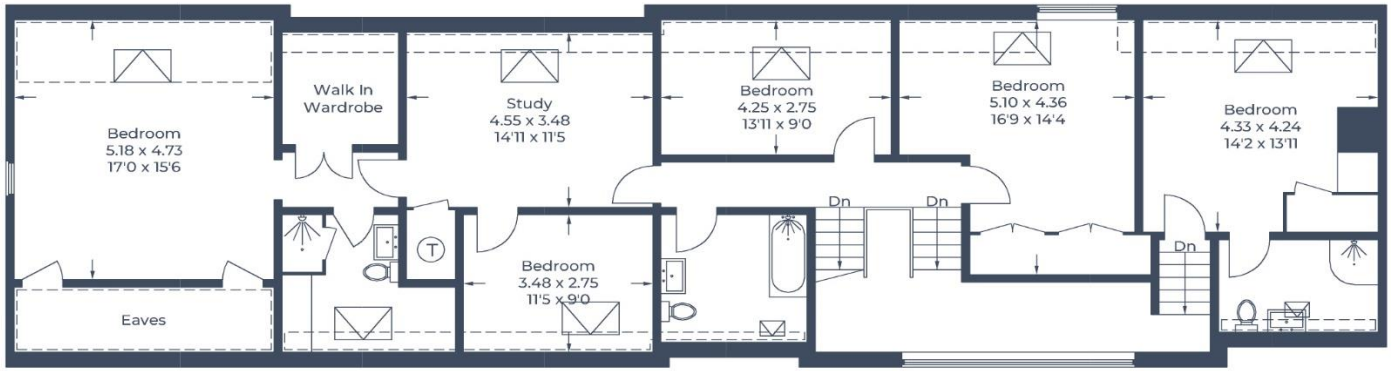
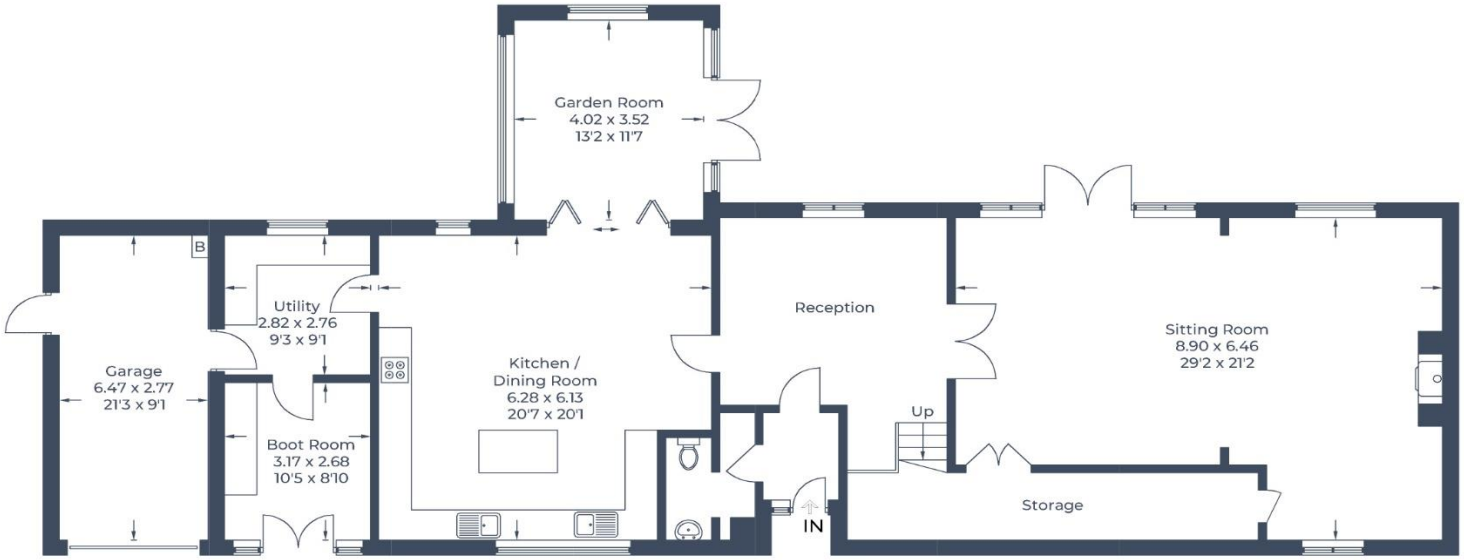
Approximate Gross Internal Area
Ground Floor = 175.3 sq m / 1,887 sq ft
First Floor = 156.8 sq m / 1,688 sq ft
Total = 332.1 sq m / 3,575 sq ft
(Excluding Eaves)

= Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only,
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