



Icknield Close
Kingston Blount

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bonners & babingtons

Ickniel Close Kingston Blount OX39 4RS

Offer in Excess of: £650,000

A well-presented, extended and spacious, four bedroom semi-detached property, offering versatile family living with two reception rooms and a fabulous kitchen/diner with large driveway situated within a quiet cul-de-sac at the foot of the Chiltern Hills and with fabulous countryside walks on your doorstep.

The property enters in to a small porch for shoes and coats, there are stairs to the first floor and reception rooms to either side. Reception room two is currently being used as a second living room but would make a wonderful home office or even a fifth bedroom. The main reception room with open fireplace benefits from a dual aspect, with bay window to the front and French doors at the rear, opening to the garden. There is a door to the fabulous kitchen/diner; this room is the real heart of the home and is a fantastic space for family to gather at the end of a busy day or a place to entertain friends. There is a large island with undercounter storage and further ample waist and eye level units surrounding. There are useful pantry style pull out cupboards, along with further built in pantry under the stairs, space for a large range cooker and American style fridge freezer. French doors lead out to the side patio and there are wonderful bifold doors out to the garden from the dining area, perfect for summer barbecues.

There is a further door to the useful and very large utility/boot room where there are fitted cupboards, space for white goods and an additional fitted unit for coats. There is a door to the rear garden, downstairs cloakroom and door to the front carport and driveway.

Upstairs are four bedrooms with the master boasting ensuite shower facilities, with rainfall shower, heated towel rail and vanity sink. Bedrooms two and three are large doubles, each with a built-in cupboard, bedroom four is a generous single and they are all serviced by the modern family bathroom. There is loft access and a large airing cupboard on the landing.





Outside; The pretty rear garden is mainly laid to lawn, with mature beds and shrubs, there is an area for sheds and a patio leading from the bifold doors and the two sets of French doors, perfect for outdoor dining. To the front is a handy carport leading to a spacious, paved driveway, with space for numerous vehicles.

Other notable features: Gas central heating & double glazing throughout, part boarded loft with ladder & light.

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.

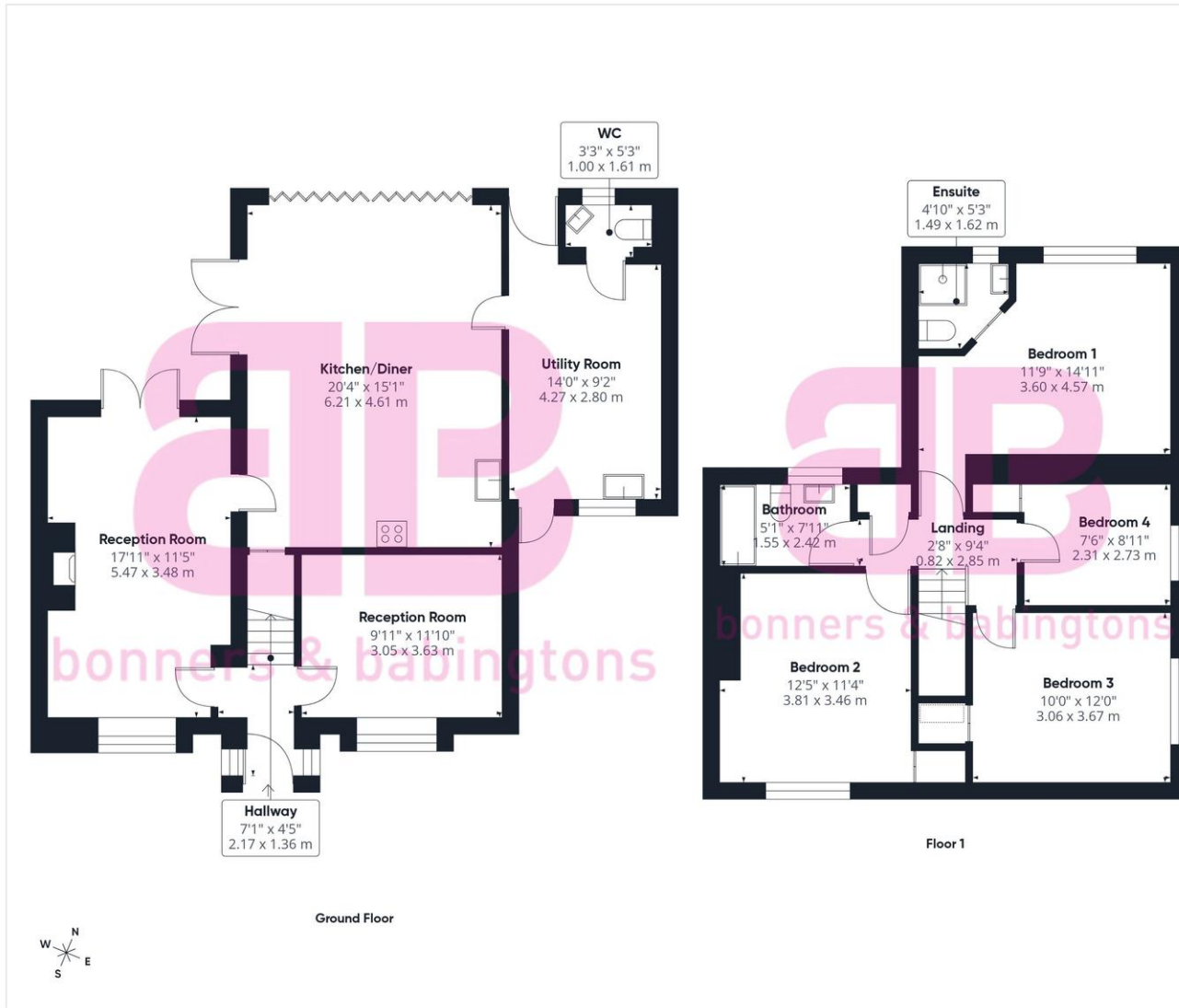
The 87 mile (140 km) long Ridgeway National Trail passes to the south, and the Lower Icknield Way to the north. The village has a modern style coffee shop The Cherry Tree and a large playing field where the village's main events are held. The primary school is situated half a mile away in Aston Rowant.

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.





Tenure: Freehold
Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Approximate total area^m
1457 ft²
135.3 m²

(1) Excluding balconies and terraces

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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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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