



# Character family house

**Town Farm Cottage, Brook Street, Kingston Blount, Oxfordshire, OX39 4RZ**

Freehold









## Character family house with extensive farm buildings and mature gardens overlooking open countryside

Reception hall • drawing room • garden room • snug study • kitchen/breakfast room • 4 bedrooms (3 with en suite bath/shower rooms) • utility room • cloakroom

- Range of Stables
- Separate 1 bedroom annexe
- Garden cabin
- Gardens and grounds, in all about 1.75 acres

### Situation

Kingston Blount is a small picturesque village at the foot of the Chiltern Hills. It is an area of Outstanding Natural Beauty and is close to the Ridgeway Path and is well known for its point to point race meetings. There is a village and the primary school is in the nearby village of Aston Rowant. The larger village of Chinnor, approximately 2 miles away, caters for many day-to-day requirements with a variety of shops and a primary school. The market towns of Thame and Princes Risborough are both approximately 6 miles and the latter's station is on the Chiltern Line with services to London, Marylebone (from 33 mins). Junction 6 of the M40 is some 2 miles away providing access to London and Birmingham. The Oxford Tube between London and Oxford has frequent services and stops at nearby Lewknor. Heathrow Airport is only some 28 miles away.

### Directions

From Junction 6 of the M40 take the B4009 towards Chinnor. After passing Aston Rowant cricket club take the next left turning on to Stert

Road. Then take the right turn on to Brook Street and almost immediately left and Town Farm Cottage is at the end of the lane.

### Description

The very impressive Town Farm Cottage was built by the current owners in about 1987 in a traditional style to create a character, family home. Situated at the end of a no-through lane, and overlooking open countryside, the property has a most attractive, mature garden with a substantial pond which attracts a wide array of wildlife throughout the year. Adjacent to the house is a substantial range of barns and stables with a variety of possible uses.

The hub of the house is the large, well-appointed kitchen/breakfast room with an island, walk in pantry and electric Aga. There is also a fitted dishwasher, hob, double oven and microwave. Accessed off the reception hall is the triple aspect drawing room with a log burning stove. To the rear of the house is the garden room which benefits from traditional exposed beams and oak flooring and has lovely views of the garden. The snug, which





also has a log burning stove, is ideal for the winter months. On the first floor is the impressive main bedroom with fitted wardrobes and a spacious en suite bathroom. There are two further bedrooms, each with en suite bath/shower rooms and on the top floor is a further bedroom and WC.

The spacious accommodation is arranged over three floors with a wing providing a one bedroom annexe which could be incorporated within the main house if required.

Located at the bottom of the garden is a self-contained cabin which has been used for holiday lets in recent years however this would also make a wonderful home office.

#### Services

Mains water, electricity and drainage are connected. Gas-fired central heating.

#### Tenure

Freehold with vacant possession on completion.

#### Local Authority

South Oxfordshire District Council 01491 823000  
Main House Band F and Annexe Band A

#### Viewings

Strictly by appointment with Savills.

Prior to making an appointment to view Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### Agents Note

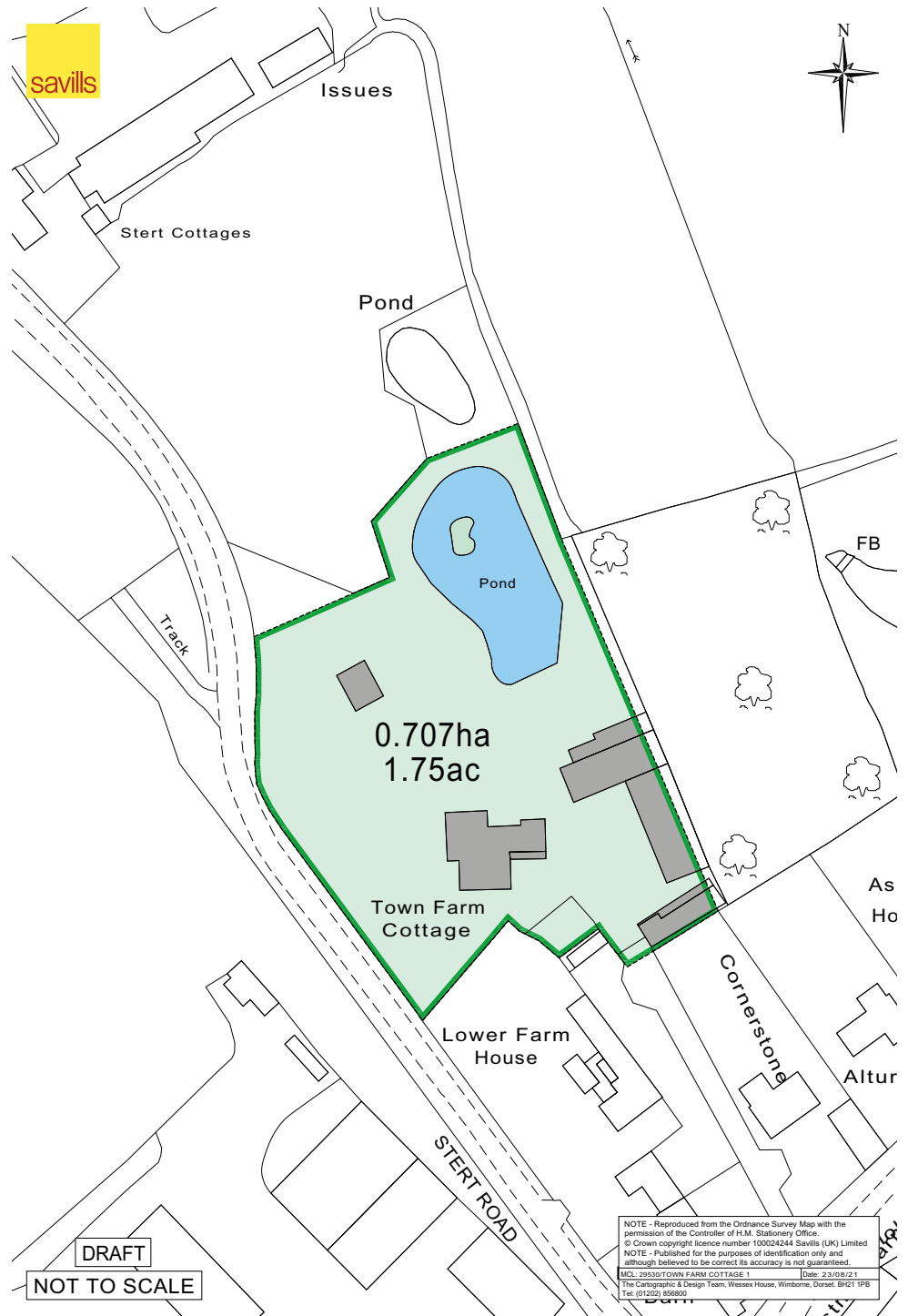
The farm buildings will be subject to an overage agreement should planning be granted for conversion to residential use.

#### Fixtures, fittings, etc

Items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded.







**Town Farm Cottage, Brook Street, Kingston Blount,  
Oxfordshire, OX39 4RZ**  
**Gross internal area (approx)** 357 sq m / 3,842 sq ft  
**Cabin** 28 sq m / 299 sq ft  
**Outbuilding** 456 sq m / 4,907sq ft  
**Total** 847 sq m / 9,048 sq ft

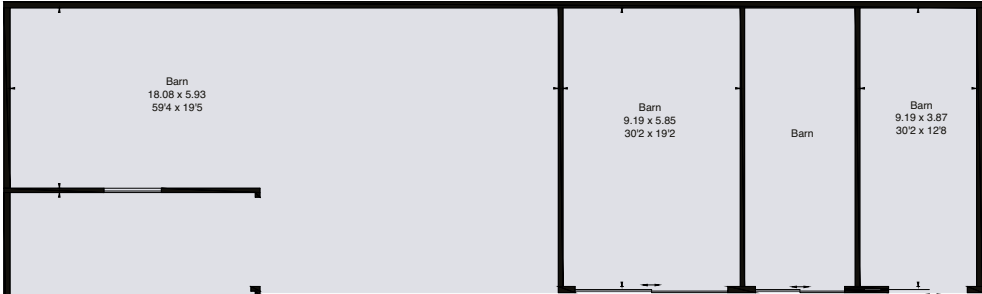


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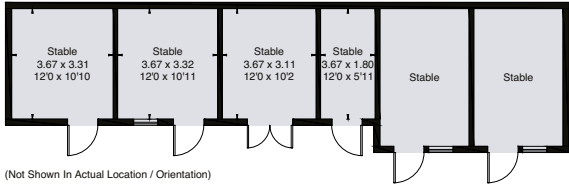
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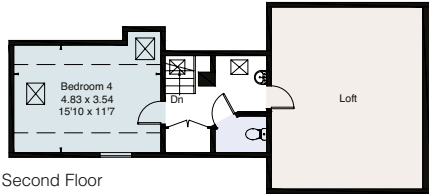
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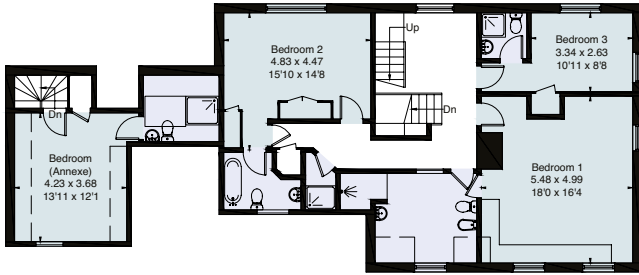
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Outbuilding



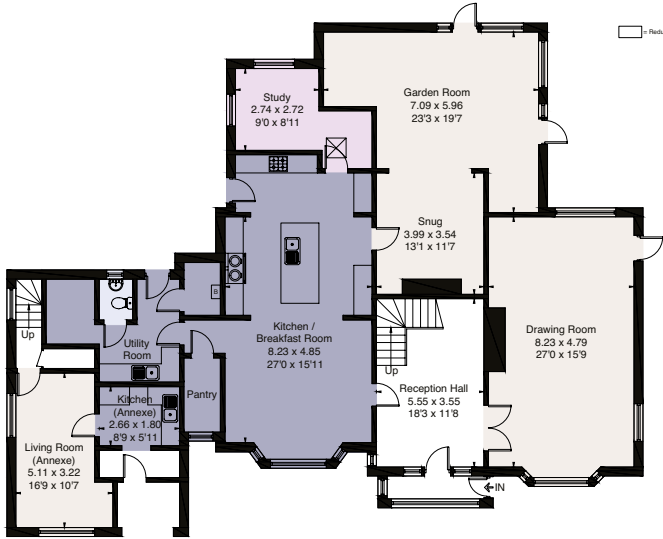
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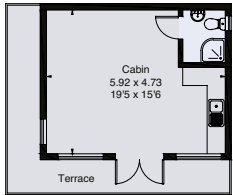
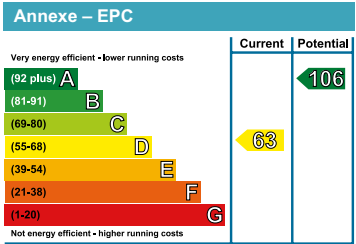
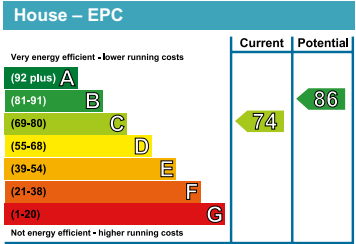
Second Floor



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)  
Outbuilding

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