

MALVERN COTTAGE

BROOK STREET, KINGSTON BLOUNT, OXFORDSHIRE. OX39 4RZ



HAMNETT
HAYWARD

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A recently extended and re-modelled Victorian cottage enjoying the most idyllic position adjoining open countryside with the most fabulous views.

Originally two Victorian cottages dating back to circa 1880, Malvern Cottage has been transformed into the most stunning detached cottage, located within a tranquil village setting. The current owners have recently extended the cottage to provide a stunning 19' kitchen/dining room and principal bedroom enjoying the most attractive views over unspoilt countryside. With its private 'South facing' garden adjoining the village allotments, Malvern Cottage offers the most idyllic setting whilst only a short drive to junction 5 and 6 of the M40 and Princes Risborough station for a comprehensive service into London Marylebone (under 40 minutes).

On entering the property, an attractive pillared porch extends into the entrance hall, fitted with an attractive stone tiled flooring opening to a shower room and a dedicated boot room with a range of built in cupboards. The sitting room is beautifully decorated and enjoys many character features including an open fireplace housing a wood burning stove. The wood burner is a Clearview with a back boiler to heat the hot water if desired. Particular mention is made of the recently updated kitchen/dining room, extending to 19' in length and enjoying bi-fold doors opening directly to the garden. The kitchen is fitted with a range of shaker style cupboard and drawer units with solid wood work surfaces. Further accommodation to the ground floor includes a family room/study.

The first floor does not disappoint with a superb family bathroom with a view. The bathroom has been recently updated and enjoys a lovely chequered tiled floor, a bath with shower over and twin wash basins. The principal bedroom extends to an impressive 19' in length and offers a range of built in wardrobes. The wonderful views from the main bedroom extend over adjoining countryside and beyond and there is even a wood burning stove. Two further double bedrooms complete the first floor, with stairs rising to a further attic room offering space for a hobbies room or study, but currently used as a bedroom.

Externally, Malvern Cottage is located in the most idyllic setting on a quiet lane surrounded by mainly period property. To the front is an area of off street parking with a further space to the side. The rear gardens are a particular feature of this wonderful home, offering a formal area laid to lawn with a raised paved terrace ideal for entertaining. Gates open to adjoining allotments providing the ideal space to grow and produce your own vegetables.

"A PRETTY VICTORIAN COTTAGE, OFFERING BEAUTIFULLY PRESENTED ACCOMMODATION AND LOCATED WITHIN A QUIET VILLAGE LANE WITH INCREDIBLE FAR REACHING VIEWS OVER OXFORDSHIRE COUNTRYSIDE"



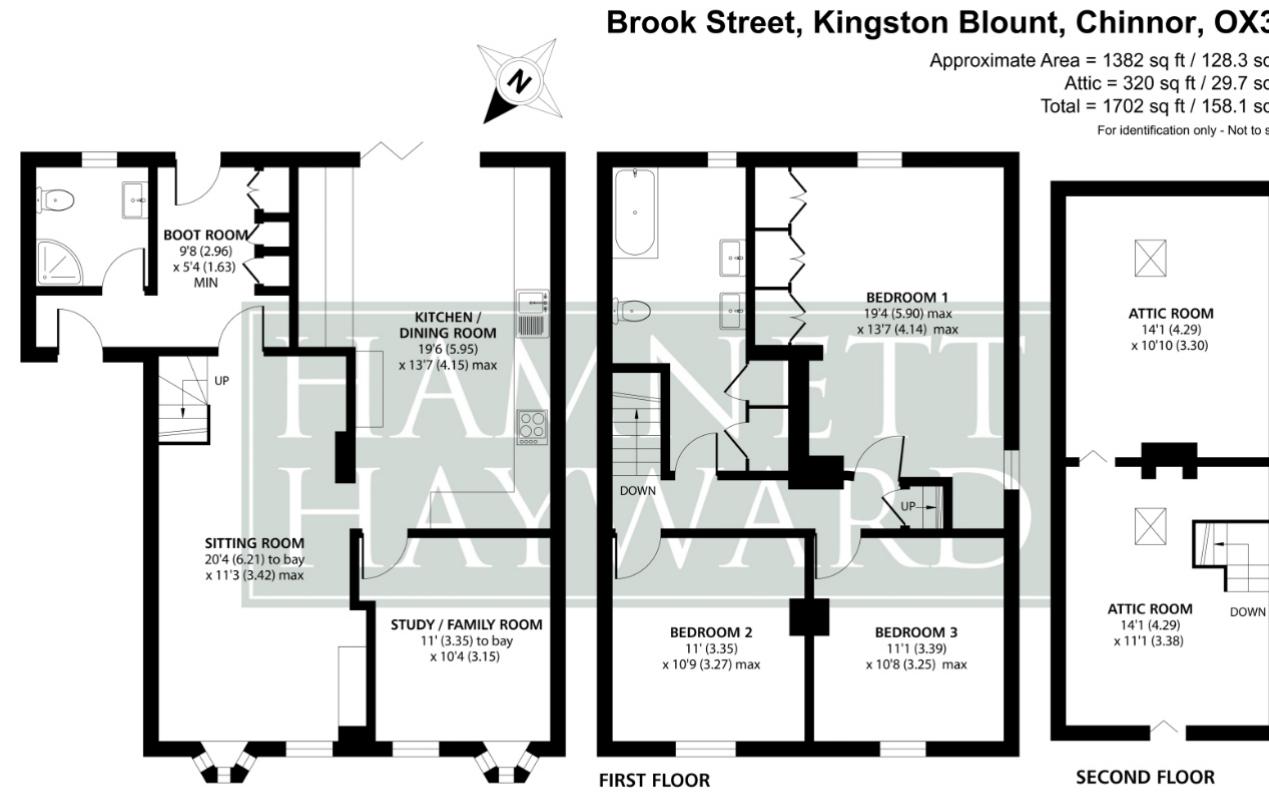
AT A GLANCE

- A beautifully presented period cottage enjoying the most stunning village setting with rural views
- Recently extended to provide well planned accommodation of 1,532 sq.ft
- Impressive 19' principal bedroom with far reaching views over adjoining countryside
- 20' sitting room with fireplace housing wood burning stove and further study/family room
- Private 'South facing' rear garden adjoining village allotments, with allotment plot available
- Outstanding village setting with excellent road and rail communications to London & Oxford



SUMMARY

- Entrance hall
- Ground floor shower room
- Boot room with fitted cupboards
- 20' Sitting room with wood burning stove
- Study/family room
- 19' kitchen/dining room with bi-fold doors opening onto rear garden
- Fabulous 19' principal bedroom with a range of built in wardrobes and enjoying wonderful rural views
- Two further double bedrooms
- Luxurious family bathroom
- Attic room
- Off street parking
- Landscaped rear garden opening to village allotments
- The current owners have an adjoining allotment plot which is available at a peppercorn rent
- Gas fired central heating, part underfloor heating to ground floor
- Outstanding far reaching views to the rear
- Highly sought after village location



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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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. There is also a Montessori nursery in the village hall. 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, under floor heating to rear extension, covering the kitchen and boot room

Energy Rating: Current D (65) Potential B (86)

Local Authority: South Oxfordshire District Council

Postcode: OX39 4RZ

Council Tax Band: F

GUIDE PRICE £749,950



**HAMNETT
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