



Malvern Cottage, Brook Street,
Kingston Blount, Oxfordshire, OX39 4RZ

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION:

A beautifully presented & extended Victorian detached cottage, in an idyllic part of the village with far reaching views & accommodation comprising sitting room, study, large kitchen/dining room, 3 double bedrooms, bathroom, shower room & versatile loft room. Easy maintenance garden & parking

ACCOMMODATION - GROUND FLOOR:

An Oak framed portico and wooden door into:

ENTRANCE HALL:

Doors to the shower room, living room, rear garden and cupboards for coats, boots, shoe storage, wall mounted gas central heating boiler, tiled floor with under flooring heating, recessed ceiling down lights.

SHOWER ROOM:

Fitted with a white suite comprising tiled corner shower, pedestal hand wash basin and close coupled WC, wall mounted heated towel radiator, tiled floor with under floor heating, recessed ceiling down lights and window to the rear.

SITTING ROOM: 6.21m (20'4") x 3.42m (11'3")

A charming reception room with Inglenook fireplace and secondary smaller fireplace, currently with storage but easily reverted, stairs rising to the first floor, cupboard with electric consumer unit, radiator and opening to:



KITCHEN/DINING: 5.09m (16'8") x 4.15m (13'7")

Smartly fitted with a comprehensive range of wall and base units housing cupboards and drawers, wood block work surfaces, white ceramic 1½ bowl sink/drainers with mixer tap, space for free standing gas cooker with extractor hood over, space for washing machine and fridge/freezer, integrated dishwasher, tiled splash backs, under unit lighting, recessed ceiling down lights, engineered Oak flooring with under floor heating at the dining end, bi fold doors to the garden and glazed door to:

STUDY: 3.35m (11'0") x 3.2m (10'6")

A good size second reception room with uses to suit, Oak flooring, ceiling light point, wall light points, radiator and window to the front.



FIRST FLOOR - LANDING:

Doors to all three bedrooms, bathroom and door with stairs rising to second floor, over stairs storage cupboard and recessed ceiling down lights.

BEDROOM ONE: 5.9m (19'4") x 4.14m (13'7")

An large master bedroom, double aspect with windows to the side and rear giving views over open countryside, fitted wardrobes to one wall with hanging, shelving and shoe storage, fire place with original bricks from the property, recessed ceiling down lights and radiator.

BEDROOM TWO: 3.36m (11'0") x 3.32m (10'11")

Double room with ceiling light point, radiator and window to the front.

BEDROOM THREE 3.36m (11'0") x 3.25m (10'8")

Double room with ceiling light point, radiator and window to the front.

BATHROOM:

An elegant large bathroom with vaulted ceiling, fitted with a white suite comprising panel sided bath with shower over, two pedestal hand wash basins and closed coupled W/C, doors to linen and hot water tank cupboards, tiled floor, part tiled walls, two wall mounted heated towel radiators, recessed ceiling down lights and window to the rear.

SECOND FLOOR - LOFT ROOM: 4.3m (14'1") x 3.38m (11'1")

A useful additional space in the property with Velux roof light, recessed ceiling down lights and hatch to further loft storage area to the rear, boarded with Velux roof light and ceiling light point.

OUTSIDE:

The front of the property has a raised flower bed planted with a mass of lavender, edged with wrought iron fencing. Gates to either side for access to the rear. Parking to the side and front for up to three cars.



The rear garden is part paved with a raised seating area and part laid to grass, large bespoke shed with power and light, external lighting and power. Double gates give access to the well kept allotment with a large area of lawn and vegetable beds, this is rented by a separate arrangement for a minimal free PA. Beyond are views of fields and open countryside.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, Tax Band F.

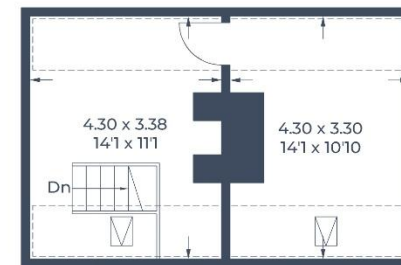
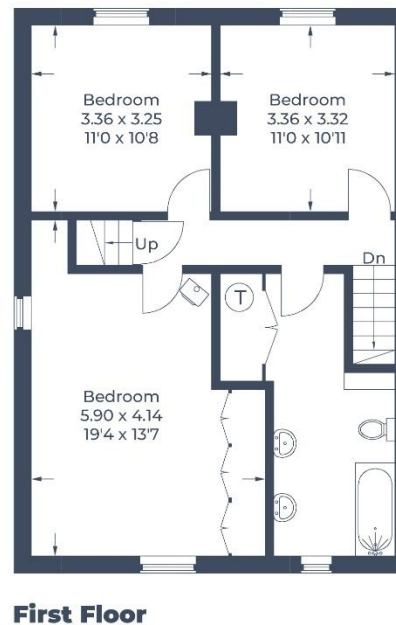
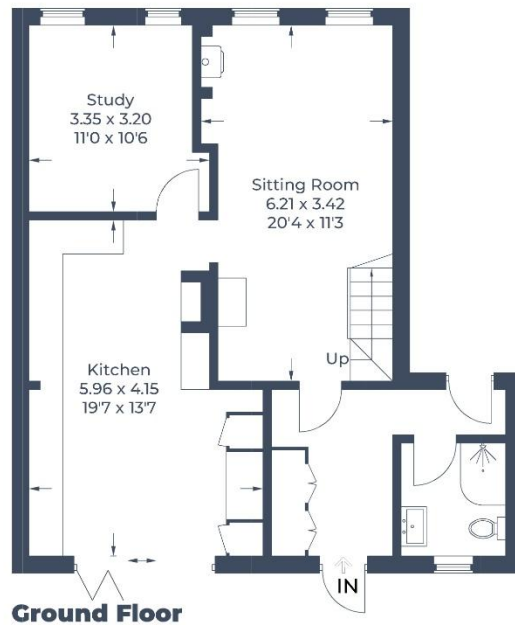
EPC RATING:

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VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.

Approximate Gross Internal Area
 Ground Floor = 67.2 sq m / 723 sq ft
 First Floor = 60.6 sq m / 652 sq ft
 Second Floor = 29.0 sq m / 312 sq ft
 Total = 156.8 sq m / 1,687 sq ft



= Reduced headroom below 1.5m / 5'0

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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