



BUCKINGHAMSHIRE

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



BUCKINGHAMSHIRE

AN ATTRACTIVE VICTORIAN PROPERTY, FORMERLY THE VILLAGE SCHOOL. ELEGANT, SUBSTANTIAL ROOMS THAT OFFER HUGE SCOPE FOR UPDATING AND GARDENS INCLUDING A PRIVATE COURTYARD LOOKING OVER PADDOCKS. TRANQUIL LOCATION AT PICTURESQUE END OF THE LANE BY THE CHURCH.

Price on application

LOCATION

The name of Whitchurch derives from the Old English Hwit + Cirice, and translates to White Church, almost certainly meaning stone built church. The area is known for its rich pastures and several copious springs. To the west side of the village is the former site of Bolebec Castle. Walter Bolebec was one of the assessors of the Domesday survey and so pleased was William The Conqueror with his work that he gifted him The Manor of Whitchurch.

A relative Hugh De Bolebec had the castle built. It stood until the 17th century when after falling into disrepair was virtually laid to waste during the Civil War. There are numerous footpaths traversing the earthworks from which they may be viewed.

In 'A History and Topography of Buckinghamshire' by James Joseph Sheahan in 1862 Whitchurch is described as follows:

'Here is a Silk Manufactory, at which about 30 females are employed. The other female villagers make straw plait and pillow lace. Bricks and tiles are manufactured here on an extensive scale. A weekly market at Whitchurch was granted in 1245, together with a fair on the Festival of St. John the Evangelist'.

Many of the houses in the village denote antiquity being built of plaster and brick, or wood and plaster, with the upper stories overhanging the lower ones. Whitchurch is well served with a garage, general store, antique shop, hairdressers, post office and a doctor's surgery. The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the

refurbished Friar's Square Centre in Aylesbury and Milton Keynes.

The A413 provides easy access into Aylesbury where the rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour. Services to Euston are available from Cheddington and Leighton Buzzard.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Village Primary School at Whitchurch.

Secondary School in Aylesbury.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

VIEWING

Strictly by appointment with the Vendor's Agent.

DIRECTIONS

From Aylesbury take the A41 towards Bicester into Waddesdon. The office will be found on the right hand side after the pedestrian crossing and next to The Lion public house.

The House was built in 1980 by a reputed local builder as his own residence. The property has a great feeling of space and the rooms are very bright with lots of natural light, the elevations are red brick under a clay tile roof with PVCU double glazed windows.



The reception hall has attractive parawood flooring and a dog leg staircase beneath which is a storage cupboard. The flooring continues into the sitting room where there is a tiled fireplace with a cast iron coal burning stove and double glazed doors out to the conservatory which has a lovely outlook over the garden and farmland beyond. It is brick and timber with a tiled floor and doors to the garden.

The kitchen/breakfast room has been opened up to incorporate what was the utility room, the units are a pastel blue with soft close cupboards and drawers and concealed lighting. The worktops are beech and incorporate a Belfast sink; there is a breakfast bar at the front end and to the back space for all ones appliances. The floor of the kitchen/utility area is white ceramic tile. Off the kitchen is a very good size carpeted dining room and the study, which has a laminate floor and is dual aspect. The cloakroom is fully tiled with wc and wash basin.

Upstairs on the half landing, is a large picture window. The loft has a ladder and is a good size, partly boarded with an overhead light.

The master bedroom has excellent views and built in wardrobes, the ensuite is

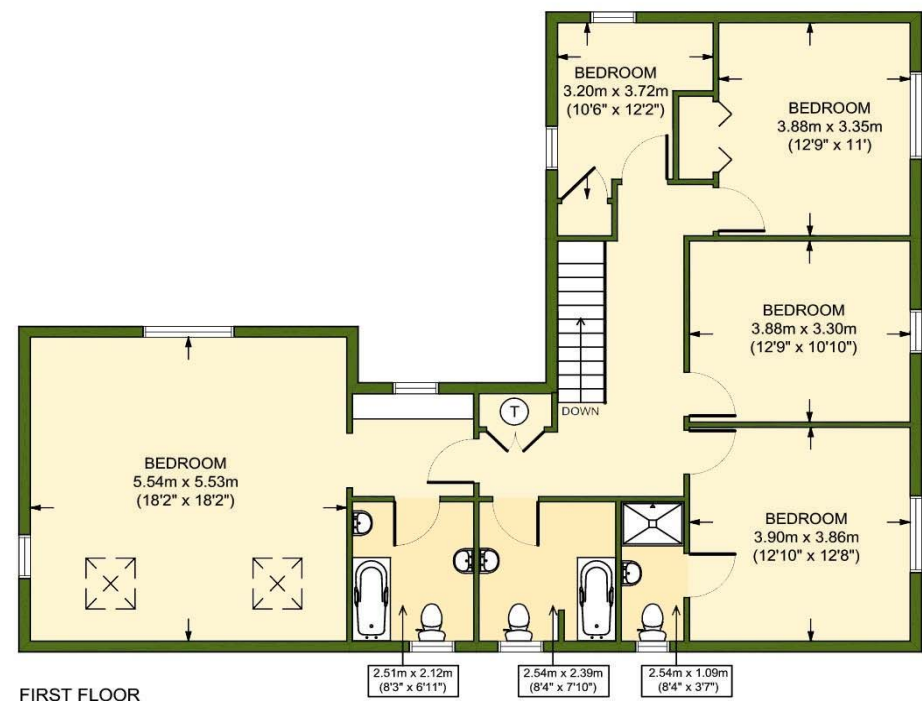
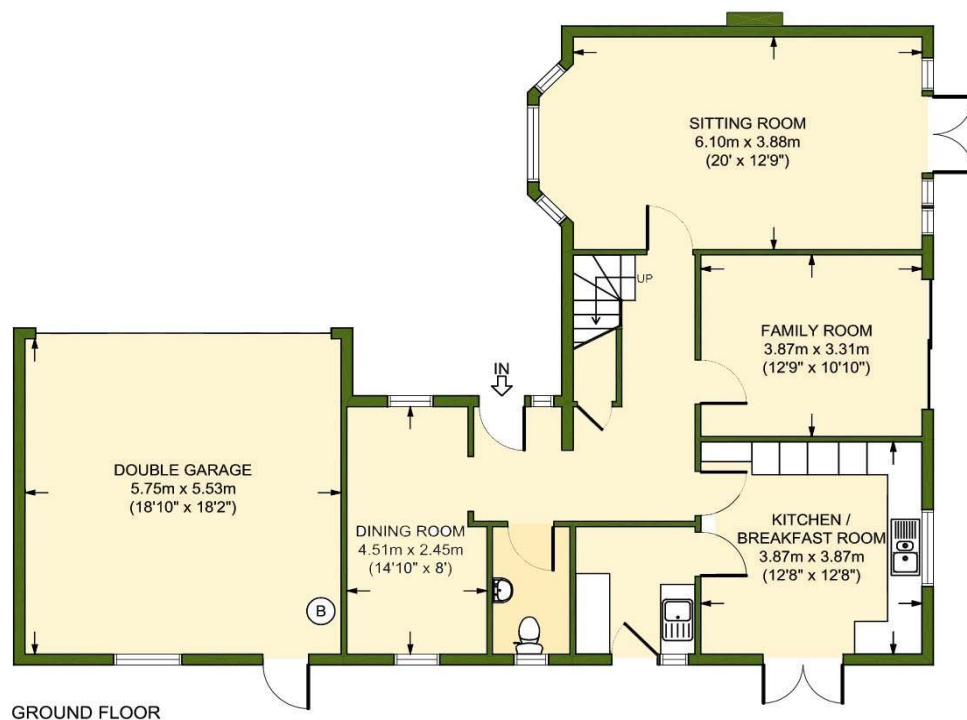
superb and has a wc, countertop wash basin and freestanding roll top bath with telephone style taps. There is a separate shower cubicle, all the walls are tiled. Two further double bedrooms, one with a built in wardrobe, enjoy the views and a better than average single bedroom looks over the front. The family bathroom is tiled and has a three piece suite with a hand held shower over the bath.

Outside

At the entrance is a wall with brick piers behind which is a screen of hedging. A gravelled driveway provides parking for up to five cars and there is a double garage that has power, light and doors to the back garden and kitchen. There is still room for a decent front lawn. The rear garden is a good size with a considerable paved terrace stretching the length of the house, a dwarf wall separates it from the lawn, and there are flowers, shrubs and another seating area in the far corner to catch the late afternoon sun.

To the side is hard standing, on which sits a timber shed, solid fuel bunkers and the oil tank. The garden backs onto fields and is very private, the closest neighbouring structure being the village hall.





APPROX. GROSS INTERNAL FLOOR AREA 2551 SQ FT / 237 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

