



Connells

Oving Road
Whitchurch Aylesbury

Oving Road Whitchurch Aylesbury HP22 4JF

for sale offers in excess of
£790,000



Property Description

This charming six-bedroom detached former farmhouse beautifully blends original character with generous living space, offering a warm and inviting atmosphere throughout. The ground floor features a welcoming lounge adorned with original hardwood flooring, a striking log burner, and a feature fireplace that serves as the room's focal point. Traditional latch and brace doors lead to a separate dining room, which also showcases a feature fireplace and original flooring—perfect for hosting guests or enjoying family meals. The farmhouse-style kitchen is thoughtfully arranged with a central island and a comprehensive range of wall and base units, combining practicality with rustic charm. Adjacent to the kitchen is a utility room with ample space for appliances, and a convenient downstairs shower room completes the layout.

Upstairs there are six generously proportioned bedrooms with two benefiting from built-in wardrobes.

Outside, the property offers parking for four cars and access to two carports, one of which is a double. The main garden lies at the front of the house, enclosed by mature hedges and brick walls, and is primarily laid to lawn with vibrant flower beds and shrub borders. A paved patio area beside the gabled front porch offers a delightful space for outdoor seating.

The village of Whitchurch offers beautiful countryside side walks, and the home is

within walking distance to the pub, primary school, supermarket, and doctors surgery.

Cloakroom

Window to side, part tiling, tiling underfoot, wc, whb, shower cubicle

Lounge

24' max x 15' 8" max (7.32m max x 4.78m max)

Two windows to front, two windows to rear, two radiators, hardwood flooring underfoot, log burner with feature fireplace

Dining Room

18' 8" max x 15' 8" max (5.69m max x 4.78m max)

Two windows to front, hardwood flooring, radiator, feature fireplace

Kitchen

14' 9" max x 14' 7" max (4.50m max x 4.45m max)

Door to side, window to side and rear, tiling underfoot, tall and base units, centre island/breakfast bar, radiator

Utility Room

9' 3" max x 7' 3" max (2.82m max x 2.21m max)

Window to front and side, sink/drain, wall and base units, tiling underfoot, part tiling, space for washing machine, dishwasher and

fridge/freezer

Landing

Carpet underfoot, window to side

Bedroom One

14' 6" max x 11' 7" max (4.42m max x 3.53m max)
Window to side, built in cupboard, radiator, carpet underfoot

Bedroom Two

15' 9" max x 10' 10" max (4.80m max x 3.30m max)
Window to rear, radiator, carpet underfoot

Bedroom Three/Reception Three

15' 10" max x 10' 6" max (4.83m max x 3.20m max)
Window to rear, carpet underfoot

Bedroom Four

12' 3" max x 11' 4" max (3.73m max x 3.45m max)
Window to rear, radiator, hardwood flooring

Bathroom

Window to side, fully tiled, tiling underfoot, towel radiator, wc, whb, bath/mixer with shower

Bedroom Five

12' 3" max x 9' 1" max (3.73m max x 2.77m max)
Window to rear, carpet underfoot, radiator

Bedroom Six

12' 8" max x 6' 11" max (3.86m max x 2.11m max)
Window to front, hardwood flooring underfoot, radiator

Front Garden

Wrap around, gravel underfoot, driveway parking, laid lawn area, potential to extend driveway

Rear Garden

Generous laid lawn area with two separate seating areas

Parking

Driveway

Garage

15' 11" max x 9' 11" max (4.85m max x 3.02m max)
Window to side, door to side









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: G

Tenure: Freehold

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Property Ref: ALS312481 - 0006