



Market Hill

Whitchurch, Buckinghamshire HP22 4JB



Framed by leaf and light.

Commanding quiet elegance in the heart of one of Buckinghamshire's most cherished Conservation Areas, this exceptional three bedroom home is nestled within a village of storybook charm, framed by a leafy, quintessential village vista that speaks to the passage of time.

Dating from the early Victorian era, its architecture offers a distinct nod to the Regency style: stucco-fronted, sash-windowed and composed with a refined symmetry that reflects the calm order of classical proportion.

A home with history - once even the village store - the house occupies an enviable position between Market Hill and Castle Lane, its past lending a lived-in authenticity that modern homes so often aspire to. Painstakingly and sympathetically restored, the house retains the integrity of its heritage while quietly embracing the requirements of 21st-century living.

The facade is a triumph: an elegant double-flight stone staircase rises in mirrored symmetry before converging on a central landing; a stately composition reminiscent of the Regency terraces of Clifton or Cheltenham.

Guide price: £635,000
Tenure: Freehold



This ceremonial entrance, elevated at first-floor level, contrasts delightfully with the more intimate, informal access below, where a stable door opens into the heart of the home, an inviting kitchen and breakfast room.

In the kitchen, rustic tactility meets purposeful modernity. Traditional-style cabinetry, tiled stone flooring, a larder and a heritage range cooker are balanced by the practical additions of a contemporary electric oven and hob. An exposed brick wall grounds the space in material honesty, while natural light moves generously across surfaces, animating the everyday rituals of cooking and dining.

Beyond lies the dining room, graciously proportioned, ideal for long suppers and candlelit conviviality. From here, the main internal staircase rises to the first floor, where two beautifully composed, light-drenched reception rooms await. Finished in a palette of muted heritage tones, these spaces offer both formality and warmth. The sitting room, anchored by a fireplace and enriched with original wood panelling, opens via glazed double doors to the private courtyard garden beyond. The adjacent family room features a striking Arts and Crafts fireplace - a sculptural centrepiece that imbues the room with both atmosphere and a strong sense of narrative.

Ascending once again, the second floor reveals a thoughtfully appointed family bathroom with traditional fittings, including a claw-footed bath. Two generous double bedrooms occupy this level, both enjoying views of the village church - a gentle daily reminder of the home's rooted place in local history.



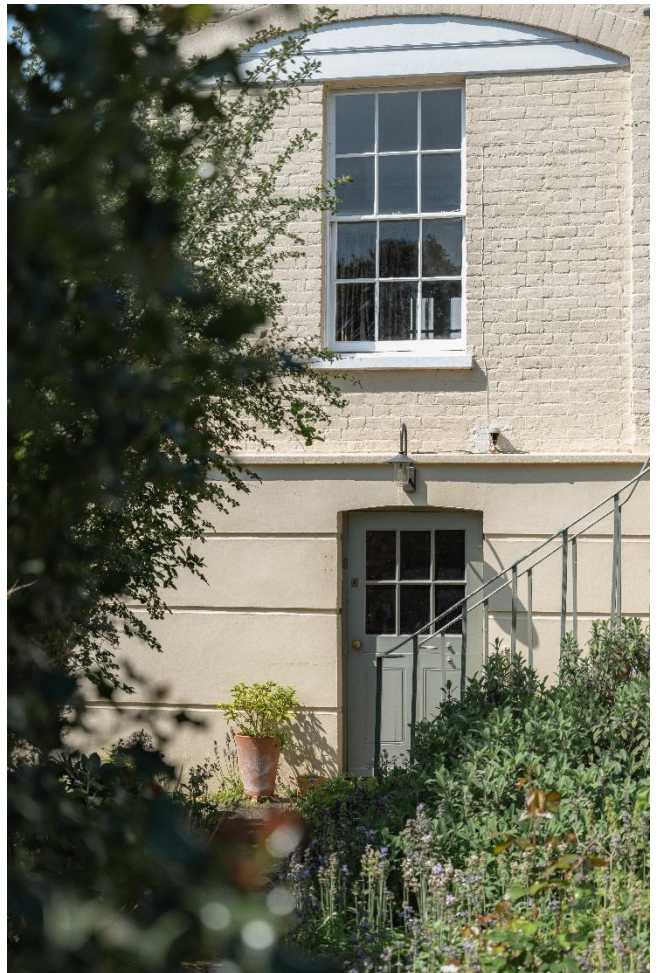
The architectural drama continues with a second, more discreet staircase: a tight, narrow spiral that rises from an inner hallway up to a charming third bedroom suite, complete with en suite bathroom and a rare architectural flourish: original hayloft doors that offer a quiet nod to the building's layered past.

Outside, the front garden forms an idyllic prelude. A winding brick path curls through beds rich with seasonal planting, creating a soft threshold between the public and private realms. To the rear, a secluded courtyard garden is smartly hard-landscaped in heritage brick and gravel - low-maintenance yet refined - with a covered storage area offering utility without aesthetic compromise.

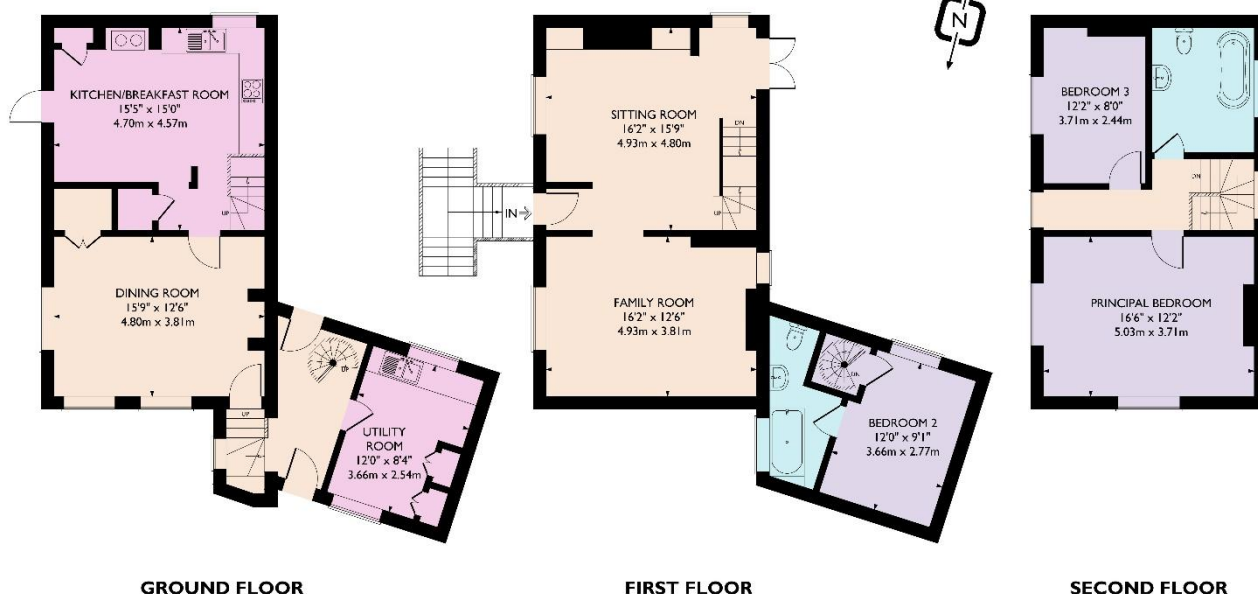


In every detail, this house speaks of time well spent; of studied proportions, respected materials and history lovingly retained. It is, quite simply, a rare synthesis of architectural nuance: a rural Regency townhouse of uncommon character and substance, quietly elevated by an innate sense of place.

Finally, for prospective purchasers with school-age children, the property lies within the catchment area for Buckinghamshire's sought-after grammar schools.

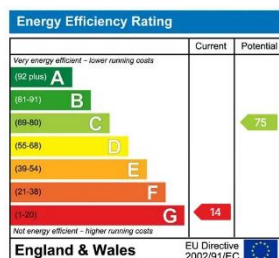


APPROXIMATE GROSS INTERNAL AREA = 1831 SQ FT / 170 SQ M



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Council Tax Band: E

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