



The Pightle

Oving, Buckinghamshire HP22 4HS



Light, space and lasting potential.

Tucked away in a quiet cul-de-sac in the heart of this green and unspoiled Buckinghamshire village, this detached four bedroom home sits on a generous 0.21-acre plot - the largest on the street, bar one. Enveloped by mature planting and thoughtfully set back from the road, the house has a timeless quality, offering both sanctuary and possibility.

A pleasing symmetry defines the approach. A wide driveway leads to a double garage, while the soft landscaping of the front garden, with its established shrubs and seasonal planting, creates an inviting first impression.

Inside, the layout flows with a calm and considered rhythm. The entrance hall is bright and welcoming, setting the tone for the spaces beyond. The main sitting room is generously proportioned, with a large box window drawing in sunlight and framing views of the front garden. A fireplace provides a focal point, grounding the room with warmth and simplicity. From here, double doors open into the adjacent dining room, itself seamlessly connected to the outdoors via sliding glass doors that lead directly to the garden. A third reception room, currently used as a study, sits to the front of the house.

Guide price: £675,000
Tenure: Freehold



The kitchen, traditional in style, is fitted with enduring German cabinetry: solid, well-crafted and built to last. There is an honesty to this room; it is functional, generous and enjoys an uninterrupted view over the rear garden. A practical utility room adjoins the space, with direct access into the garage beyond. A cloakroom completes the ground floor.

Upstairs, four bedrooms offer versatile sleeping accommodation. The principal suite includes built-in wardrobes and a private en suite shower room. Two further doubles and a fourth good-sized single bedroom are served by the family bathroom, all well placed to benefit from the home's natural light and tranquil setting.



But the real story here is the plot. At 0.21 acres, the garden wraps generously around the house, its borders lined with trees and mature planting that have evolved into a living, leafy screen - there is a calming sense of seclusion. The side garden, currently a vegetable patch, feels like a hidden pocket of stillness; a secluded corner, perfect for retreating with a book or simply enjoying the quiet.

Lovingly owned by the same family since the late-1980s, the house has been carefully maintained, yet invites a fresh perspective. With scope for gentle modernisation or extension (subject to obtaining the relevant planning consent), it offers a rare opportunity to create a contemporary family home, rooted in enduring charm. Solid in structure, rich in potential and perfectly placed in one of Buckinghamshire's most bucolic corners.



Homes like this rarely come along. There is a comforting familiarity in its proportions; a calmness in the way light moves through its rooms. For decades, it has held the quiet rhythm of family life - gardens grown, seasons passed, stories made. Now, it is ready for a new chapter, with someone with vision, care and a little imagination. This house is more than just bricks and mortar: it is the continuation of something reassuringly enduring..

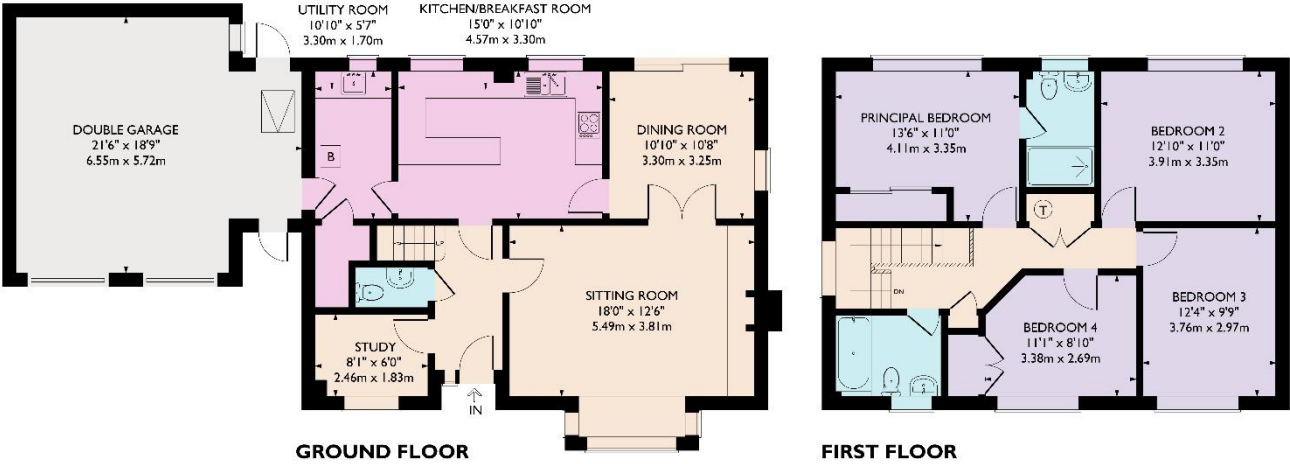


Every home tells a story

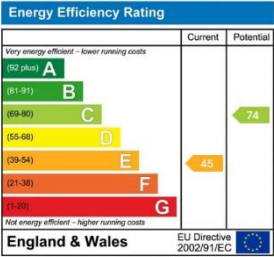
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APPROXIMATE GROSS INTERNAL AREA = 1551 SQ FT / 144 SQ M
GARAGE = 352 SQ FT / 33 SQ M
TOTAL = 1903 SQ FT / 177 SQ M



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: F

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