



Two New Houses, 47 & 47a Oving Road,  
Whitchurch, Buckinghamshire, HP22 4JF

**TIM RUSS**  
& COMPANY





47 & 47a Oving Road  
Whitchurch  
Bucks, HP22 4JF

- Superb Location
- Solid Construction
- 10 Year Warranty
- High Specification
- Rear Garden Approx. 32m / 100ft
- Large Garage with Cloakroom & Office Above
- Good Sized Driveway

Superbly appointed detached family homes, built to a high specification each with a large rear garden, good sized driveway and large detached garage with cloakroom & office above.

**£895,000 Freehold**

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## The Property

Two newly built detached family homes situated in the heart of this lovely village. The properties are of solid construction with a ten year warranty. The accommodation comprises: entrance hall, cloakroom, study, living room, superb kitchen/dining room with sliding doors leading out to the garden, utility room, master bedroom with en-suite shower room, three further double bedrooms and family bathroom.

## Outside

Frontage is 30m long with a 6m pavior area and gravel drive providing ample off street parking for several vehicles in addition to the garage. To the rear, the gardens extend to approximately 32m / 100ft with a 4m patio area immediately abutting the property, leading on to a large area of lawn. The gardens enjoy a sunny southerly aspect and benefit from a rainwater harvesting system for garden watering and car washing.

## Garage & Office

Of timber construction with a ground floor cloakroom and first floor home office. Automated garage door, electric system with LED lighting and first floor heating, power and data sockets, car charging point.

## Additional Information

Council Tax Band: TBA  
SAP Rating: B

## Post code for Sat Nav: HP22 4JE

## Viewings

Strictly by appointment only.

## Specification

Solidor Entrance door.

UPVC Double Glazed Windows and Doors.

Aluminium Double Glazed Smarts Sliding Doors.

Mitsubishi Ecodan Air Source Heat Pump Heating and Hot Water with Underfloor Heating to the Ground Floor and Radiators to the First Floor.

Solid Internal doors.

Electric System with LED Lighting, Data Sockets and Ducting for Fibre Optic Broadband.

Car Charging Point.

Kitchen with Siemens Appliances. Hacker Concept 130 handleless units, colour taupe, Blanco stainless steel sinks and taps, remote control under-wall unit lighting, Carerra Mist quartz worktops. Appliances: Siemens iQ300 80cm induction/air venting hob with touch control, iQ500 double oven, iQ100 dishwasher, iQ100 fridge/freezer.

Duravit/Hansgrohe Bathroom & En-Suite

Full height area of loft boarded with access ladder and lighting.

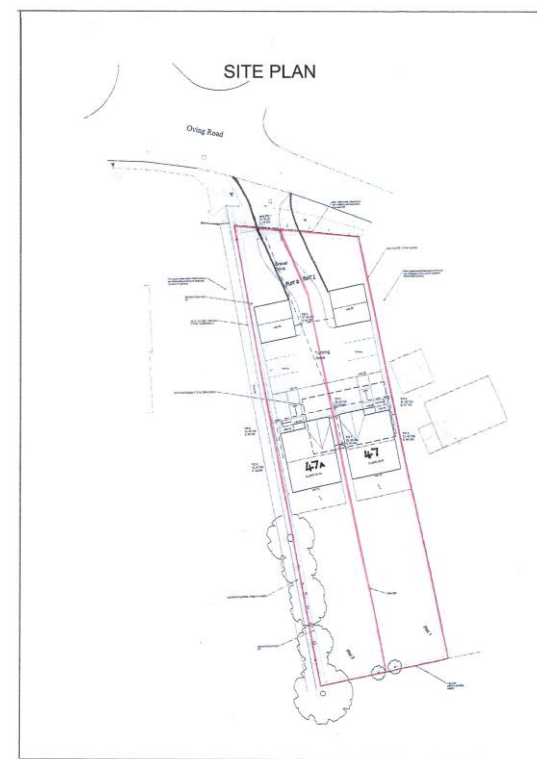
Carpets - Camden Finesse (colour Steel) to 4 bedrooms, landing, stairs and lounge.

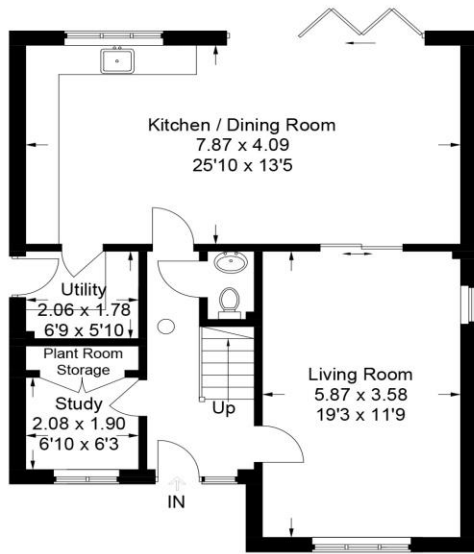
Karndean Knight tile (light worn oak) to ground floor except lounge.

Karndean Knight tile (coastal sawn oak) to bathroom & en-suite.

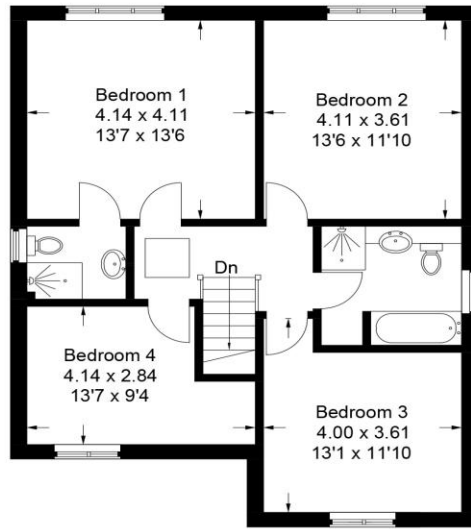
## Location

The properties enjoy a prime location on Oving Road, offering easy access to the amenities of Whitchurch while also providing a private and peaceful escape from the hustle and bustle of urban life. Whitchurch itself is steeped in history, with quaint streets and a sense of community that's hard to find elsewhere. It was considered to be one of Buckinghamshire's finest villages by Sir John Betjeman. Enjoy leisurely strolls through the village centre or explore the nearby countryside, both offering a variety of activities for outdoor enthusiasts. Aylesbury with its array of shopping facilities and highly sought after schools is just a 5 mile drive away, and the local primary Whitchurch Combined School is very highly regarded.

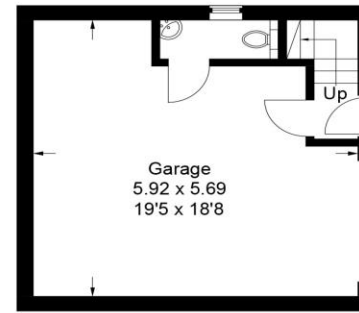




**Ground Floor**

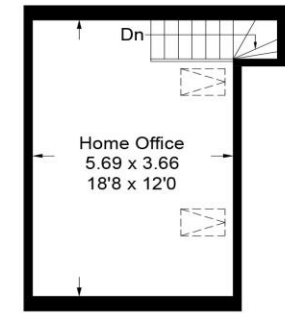


**First Floor**



**Garage Ground Floor**

(Not Shown In Actual Location / Orientation)



**Garage First Floor**

## Oving Road

Approximate Gross Internal Area

Ground Floor = 75.1 sq m / 808 sq ft

First Floor = 74.2 sq m / 799 sq ft

Garage Ground Floor = 34.0 sq m / 366 sq ft

Garage First Floor = 21.4 sq m / 230 sq ft

Total = 204.7 sq m / 2,203 sq ft

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

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