



1 Bowling Alley

Oving | Aylesbury | Buckinghamshire | HP22 4HD



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Williams Properties are pleased to bring to the market this five bedroom detached house in the sought after village of Oving. The location is rural although conveniently positioned with access towards Milton Keynes, Buckingham, Aylesbury and Thame. Accommodation includes three reception rooms, kitchen/diner, conservatory, utility, downstairs cloakroom, five bedrooms, en suite & a family bathroom, making this an ideal family home. Outside there is driveway parking and a good sized rear garden.

Offers in excess of £700,000

## Oving/Pitchcott

Pitchcott is a rural village renowned for its beautiful views over Buckinghamshire's finest agricultural landscape. The area falls into the catchment of Aylesbury and Buckingham Grammar Schools, and for those needing to commute, Aylesbury Vale Parkway is approximately 4.5 miles away and offers a direct train to London Marylebone (approximately 57 minutes). The nearby village of Waddesdon offers a Shop including a Post Office, a Doctor's Surgery, Pubs, the Five Arrows Hotel and an Indian Restaurant. Extensive shopping facilities are situated at Bicester Village Retail Outlet, Aylesbury, Milton Keynes and Oxford.

## Council Tax

Band G

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Enter through the front door into the entrance hall with doors to the office, kitchen/diner, snug, living room and downstairs cloakroom. Stairs rise to the first floor.

## Office

Office consists of a window to the front aspect, carpet laid to floor, light fittings to ceiling, wall mounted radiator, storage cupboards, space for a range of office furniture and a door leading out to the side of the property.



Williams



- Detached Family Home
- Sought After Village Location
- Utility & Downstairs Cloakroom
- Fantastic Rear Garden
- Five Bedrooms
- Three Reception Rooms
- Driveway Parking
- Viewing Highly Recommended

#### **Kitchen**

Kitchen consists of a range of base and wall mounted units with roll top work surfaces, inset one and half sink unit with mixer tap, space for a range style cooker, fridge/freezer and dishwasher, triple aspect with windows to the front, rear and side, part tiling to walls, wall mounted radiator and door to the utility. Space for a large dining table set.

#### **Utility**

Utility comprises a range of base and wall mounted units with a solid oak worktop, inset Butler sink with mixer tap, part tiling to walls, space and plumbing for washing machine and a door leading out to the rear garden.

#### **Snug**

Snug consists of wood effect flooring, window to the rear aspect, wall mounted radiator, light fitting to ceiling and space for a range of furniture.

#### **Living Room**

Living room consists of wood effect flooring, light pendant to ceiling, wall mounted radiator, feature fireplace with surround, space for a sofa suite and other furniture and double doors to the conservatory.

#### **Conservatory**

Conservatory consists of windows to the surround, French doors leading out to the rear garden, carpet laid to floor, wall mounted radiator, ceiling fan light and space for a range of furniture.

#### **WC**

Comprising of a hand wash basin, low level wc and wall mounted radiator.



Set in a sought after Buckinghamshire village, this five bedroom detached property would make an excellent family home and set within easy reach of the village hall, recreation ground, pub & restaurant and village church.



**First Floor**

Doors to all five bedrooms, family bathroom, airing cupboard and access to the loft space.

**Master Bedroom & En Suite**

Bedroom consists of dual aspect windows, carpet laid to floor, wall mounted radiators, light pendant to ceiling, space for a king size bed and other furniture, doors to the en suite & walk in wardrobe. En suite is part tiled and comprises an enclosed shower cubicle, wc, hand wash basin unit, heated towel rail, extractor fan and a frosted window to the side aspect.

**Bedroom**

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator and built in wardrobe. Space for a double bed and other furniture.

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**Bedroom**

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a single bed.

**Bathroom**

Bathroom is part tiled and comprises a wc, pedestal hand wash basin, claw foot bath tub, enclosed shower cubicle, heated towel rail, extractor fan and a frosted window to the rear aspect.

**Rear Garden**

Fully enclosed rear and side garden with a paved patio area, grass laid to the remainder with mature shrub borders, garden shed, outside light, tap and power.

**Driveway**

Gravelled driveway with space for a number of vehicles.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.