



# The Old Cottage

| Whitchurch | Buckinghamshire | HP22 4JA



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Williams Properties would like to welcome to the market this beautiful grade 2 listed five bedroom house situated in Whitchurch, Aylesbury. The generous gardens property boasts a fantastic landscaped rear garden, meadow with lots of areas to explore with mature trees and shrubs. with ample parking, five bedrooms, two bathrooms, four reception rooms, kitchen, utility sunroom & downstairs cloakroom. Viewing comes highly recommended on this stunning family home.

Price £875,000

## Whitchurch

Whitchurch is a very pretty village situated five miles north of Aylesbury and on the A413 heading towards Winslow & Buckingham. The village offers a Primary & Junior school, a church and a public house, whilst more extensive shopping and schooling can be found in Aylesbury, including the Aylesbury Grammar Schools. Rail links with London Marylebone can be found in Aylesbury and from Milton Keynes Central to London Euston.

- Aylesbury approx. 5 miles
- Winslow approx. 5.5 miles
- Leighton Buzzard approx. 9 miles
- Milton Keynes approx. 17 mile

## Council Tax

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Living Room

Walk in bay window, exposed beams, inglenook fireplace, radiators, latch and brace door to inner hallway.

## Dining Room

Bay window to the front, window to the sun room and latch and brace door to the inner hallway.





- Imposing Period Home
- Two Garages
- Village Location
- Latch & Braced Doors
- Grade II Listed
- Large Plot
- Exposed Beams & Fireplace
- Five Bedrooms - Four Reception Rooms

**Kitchen/Breakfast Room**

Range of base and wall mounted units with an inset butler sink with swan head mixer tap, window overlooking the rear garden, space for fridge freezer, dishwasher and an under counter fridge. Aga oven with downlighters over, Terracotta tiled flooring, space for table and chairs, door to the rear garden and further door to the sunroom.

**Utility Room / Sun Room**

Stable door to the rear garden, floor mounted boiler, space for washing machine and tumble dryer with worktops over inset butler sink with swan head mixer tap, heated towel rail, breakfast area and door to second living room.

**W/C**

High level WC, wash basin with tiled splash back, window to the rear and a radiator.

**Living room**

Fireplace with log burner, built in storage with latch doors, stairs to first floor, radiator and door to

**Office**

Overlooking the rear garden and door to lean-to storage area.

**Lean-to Storage Area**

Glazed Lean-to with sliding door opening into the rear garden.

**First Floor Landing**

Radiator, exposed beams, latch and braced doors to three bedrooms and the main bathroom.



The main town of Aylesbury is approximately 5 miles away and offers shopping and social outlets as well as a cinema and theatre, and a host of schools. The property is in the catchment area for the popular Aylesbury Grammar Schools. Also based in Aylesbury is a mainline train station linking the town to London Marylebone in under 1 hour.



**Master Bedroom**

Double aspect room with bay window to the front and a further window overlooking the rear garden. Exposed beams, feature fireplace, exposed beams and space for bedroom furniture.

**Bedroom**

Box bay window to the front, exposed beams, cupboard and a radiator.

**Bedroom**

Double aspect room with windows to front and rear, two mezzanines with step ladders.

**Shower Room**

Comprising of a shower cubicle, WC and wash basin with tiled splash backs. Radiator and heated towel rail. Window overlooking the rear garden.

**Second Landing Area**

Accessed from the rear living room, Doors to two more bedrooms and a shower room.

**Bedroom**

Window and skylight window to the rear of the property. Radiator, built in wardrobes and storage and space for bedroom furniture.

**Bedroom**

Window to the rear garden, radiator, built in wardrobe and storage.

**Bathroom**

Comprising of a three piece suite including panelled bath, WC and wash basin. Skylight window and radiator.

**Garden**

A large plot divided into two primary sections. The garden offers a wealth of planters and mature and established trees and bushes. The first section of garden adjacent to the property has an array of plants and box hedging and areas of lawn. The second area slopes down into a large meadow with trees and various well stocked plants borders.

**Garage And Parking**

There are two garages next to the property with parking immediately in front of each garage.



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

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



Williams



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

**Williams**  
PROPERTIES

Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
2551.96 ft<sup>2</sup>  
237.08 m<sup>2</sup>

**Reduced headroom**  
37.9 ft<sup>2</sup>  
3.52 m<sup>2</sup>

(1) Excluding balconies and terraces.

(2) Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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.