



Apartment 6 Churchill's

| Whitchurch | Buckinghamshire | HP22 4SJ



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Williams Properties are delighted to bring to the market 'The Marlborough', an exceptional three bedroom duplex apartment in the exclusive development of Churchills Manor, Whitchurch. Sitting at the highest point of the development and taking in amazing views of the surrounding countryside, the property consists of three bedrooms, two luxury en suite bathrooms, downstairs shower room, modern open plan living/dining area, high spec kitchen with integrated appliances and three allocated parking spaces. Contact Williams today to arrange a viewing.

Guide price £475,000

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

Band TBC

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

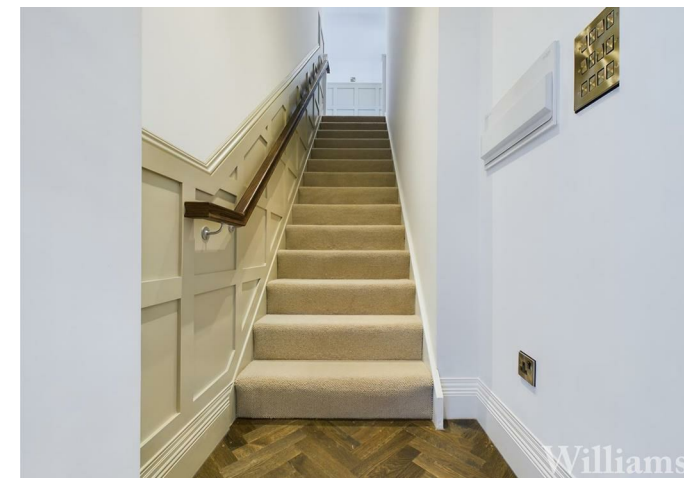
Enter through the front door into the entrance hall with doors to the bathroom, downstairs bedroom and kitchen. Stairs rise to the first floor landing.

Downstairs Bathroom

Bathroom comprises of a three piece Milano suite including a hand wash basin, WC, enclosed shower cubicle and radiator.



Williams



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- Historic Rural Location
- Three Allocated Parking Spaces
- Two En Suite Bathrooms
- Three Double Bedrooms
- Newly Converted Period Property
- Duplex Apartment

Bedroom

Bedroom consists of a window, carpet laid to floor, part panelled walls, spotlights and light pendant to ceiling and traditional column radiator.

Kitchen

The kitchen comprises a range of wall and base mounted units and island with Silestone White Arabesque work surfaces and splashbacks, inset 'Belfast' sink unit, inset Siemens hob & oven, Lamona frost-free fridge/freezer, washer/dryer and dishwasher. Storage cupboard.

Living Room

The living room consists of a large bay window, wood flooring, part panelled walls, spotlights and light pendants to ceiling and traditional column radiators.

First Floor

Doors to two further bedrooms.

Bedroom & En Suite

Bedroom consists of window, carpet laid to floor, part panelled walls, spotlights and light pendant to ceiling and traditional column radiator. En suite comprises a three piece Milano suite including a panelled bathtub with shower and black bevelled hexagonal ceramic tiling, WC and hand wash basin.

Bedroom & En Suite

Bedroom consists of a window, carpet laid to floor, part panelled walls, spotlights and light pendant to ceiling and traditional column radiator. En suite comprises a three piece Milano suite including an enclosed shower cubicle, WC and hand wash basin.



Stonehouse Developments have crafted these six luxurious apartments each designed to the highest quality finish and exceptional attention to detail, whilst preserving the original buildings character and charm.

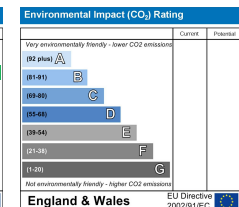
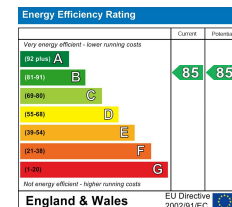
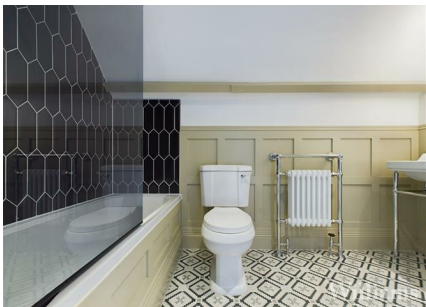


Parking

Three allocated parking spaces.

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.







Floor 0



Floor 1



Approximate total area⁰
 1136.82 ft²
 105.61 m²

Reduced headroom
 33.96 ft²
 3.16 m²

Excluding balconies and terraces

⌊ 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.