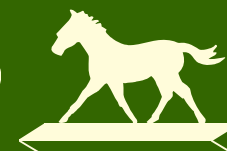




**Charles House, Church Lane, Oving,
Buckinghamshire, HP22 4HL**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins) Milton Keynes 11 miles (Euston 35 mins) times and distances approx.

Charles House, Church Lane, Oving, Buckinghamshire, HP22 4HL

COTTAGE STYLE CONTEMPORARY. BEAUTIFUL DETACHED HOUSE ON A 0.13 ACRE PLOT IN THE FORMER GROUNDS OF OVING HOUSE.

Reception Hall, Cloakroom, Stunning Kitchen/Dining/Living Room, Sitting Room, Family Room, 4 Bedrooms (1 Ensuite) & Family Bathroom. South Facing Wrap Around Walled Gardens. Driveway for 6 Vehicles. Double Garage.

GUIDE PRICE £825,000 Freehold

DESCRIPTION

Charles House was constructed in 2016 on land formerly belonging to the 17th century manor Oving House, the property built just the other side of the kitchen garden to Oving House, its tall wall providing a charming backdrop and wonderful privacy.

The elevations are a mellow brick on stone base that sit beneath a clay tile roof, aesthetically mirrored by the garage. Internally the accommodation is well appointed and quite beautifully presented with Karndean Victorian oak flooring covering most of the downstairs. Unusually the air source heat pump supplies underfloor heating throughout the house on both floors which highlights the excellent specification.

In the reception hall is a handsome oak dogleg staircase, a cloakroom, and allied to the understairs cupboard there is another cupboard for storage. The owner has opened up the kitchen removing a wall from the original design to create one large space with double doors off the dining or living area into the garden. The kitchen shade is ivory comprising a U shape of soft close shaker style units and black granite effect worktops. Integrated is a 'Bosch' dishwasher and remaining an 'Ilve' range cooker boasting 2 ovens and a 6 burner gas hob. There are more ivory units and granite effect worktops in the utility room alongside a stainless steel sink and the back door. The sitting room is a comfortable size, dual aspect, and centrally positioned an old stocks fireplace and stone hearth, upon which resides a cast iron woodburning stove. By

remodelling the kitchen to create an inclusive dining area there is now a reception room free for a playroom, family room or even an indulgent study. Upstairs are four bedrooms and a bathroom equipped with a separate shower cubicle that offers a hand held shower or overhead rainfall option. Three of the bedrooms are doubles with the smallest a good single, and the principal bedroom benefitting from triple wardrobes and a pristine ensuite shower room. On the landing is a large closet and the loft is partially boarded with a light.

OUTSIDE

Charles House occupies the middle of its 0.13 acre plot, the gated entrance given to a gravelled driveway that can host up to half a dozen vehicles. The detached garage has a concrete floor, power, lighting, attic space, and an electric roller shutter door.

The main garden is south facing with the delightful view of the aforementioned kitchen garden wall bounding Oving House. An Indian sandstone patio runs along the back and down the side and the lawn wraps around three aspects. For a modern property the garden feels nicely mature and contains trees and shrubs including two 'Ceanothus' (Californian lilacs).

In the corner stands a wooden summerhouse (power and light connected) and behind the garage you find a generous vegetable patch complete with growing beds.

Being a sun trap an awning has been installed to provide shade to the seating area.



LOCATION

The name of Oving derives from the old English 'Ufingus' and means Uffas people. The village is extremely pretty being tucked off of the road with a small green and many thatched and tiled cottages. The pasture land in the area is of excellent quality and well watered, the East and West of Oving being bounded by streams with small springs rising in the higher land in the centre of the village.

There is a Public House, the garden of which it should be added has superb unbroken views. In the village are tennis courts, a recreation ground, childrens playground and church. For day to day needs the village of Whitchurch is nearby with a shop/garage/post office, a combined school and doctors surgery.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quanton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the Friar's Square Centre in Aylesbury and Milton Keynes.

The A413 provides easy access into Aylesbury where the rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour. Services to Euston are available from Cheddington and Leighton Buzzard. The Aylesbury line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Village Primary School at Whitchurch.

Secondary School in Aylesbury.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham.

COUNCIL TAX – Band F – 2025/26, £3, 523.40

SERVICES: Mains water, electric, drainage, air source heat pump.

VIEWING: Strictly through the vendors Agent, W. Humphries at Waddesdon 01296 658270



Charles House

Approximate Gross Internal Area = 146.37 sq m / 1576 sq ft

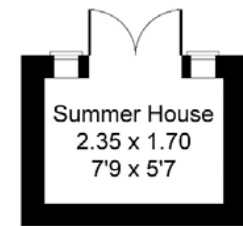
Garage = 27.61 sq m / 297 sq ft

Outbuilding = 3.99 sq m / 43 sq ft

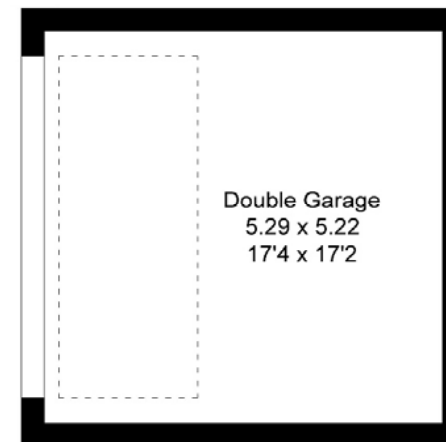
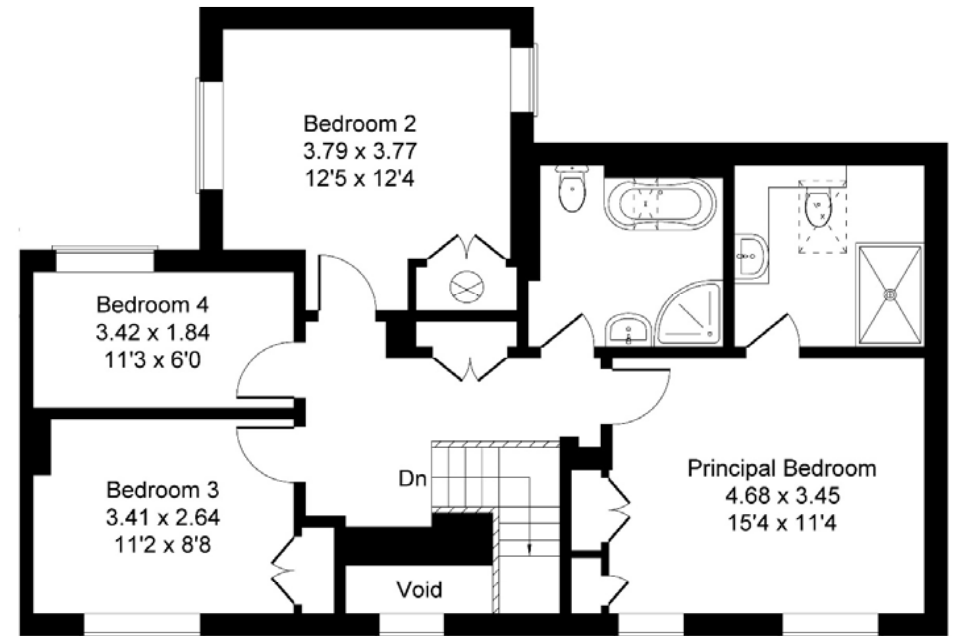
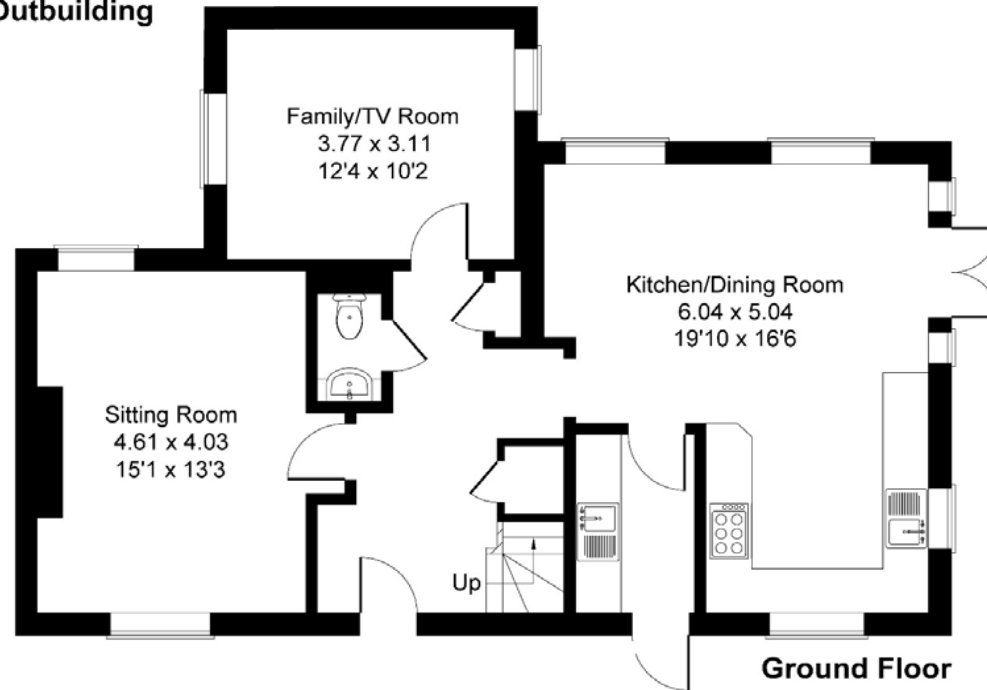
Total = 177.97 sq m / 1916 sq ft

(Excluding Void)

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.



Outbuilding



Garage







IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

