



Two New Houses, Oving Road,
Whitchurch, Buckinghamshire, HP22 4JF



Oving Road Whitchurch HP22 4JF

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.

£860,000



The Property

Two newly built detached family homes situated in the heart of this lovely village. The properties are of solid construction with a 10 year warranty. The accommodation comprises: entrance hall, cloakroom, study, living room, superb kitchen/dining room with large sliding doors leading out to the garden, utility room, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom with a bath and separate shower.

Outside

The frontage is 30m long with a 6m pavior area and gravel driveway providing 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 leading on to the large area of lawn. The gardens benefit from 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 – to be advised, SAP Rating - B

Specification

Solidor entrance door, UPVC Double Glazed Windows & 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. Flooring: Carpets - Camden Finesse (colour Steel) to 4 bedrooms, landing, stairs and lounge. Karndean Knight tile (light worn oak) to ground floor except lounge. Full height area of loft boarded with ladder & light.

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 with Karndean Knight tile (coastal sawn oak) flooring.



Location

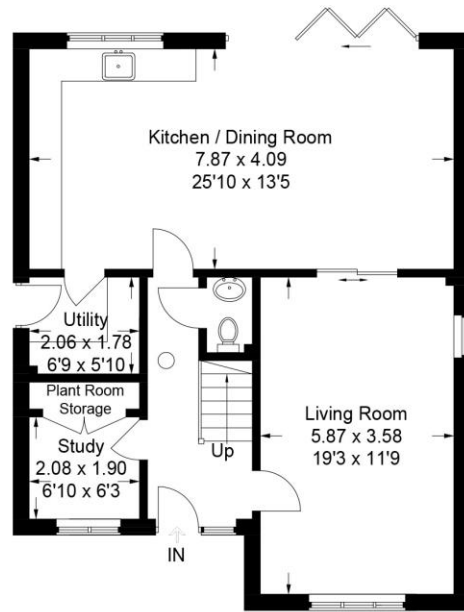
The properties enjoy a prime location on Oving Road, offering easy access to the amenities of Whitchurch while also providing a private and peaceful escape from the hustle and bustle of urban life. Whitchurch itself is steeped in history, with quaint streets and a sense of community that's hard to find 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.

Post code for SatNav: HP22 4JF

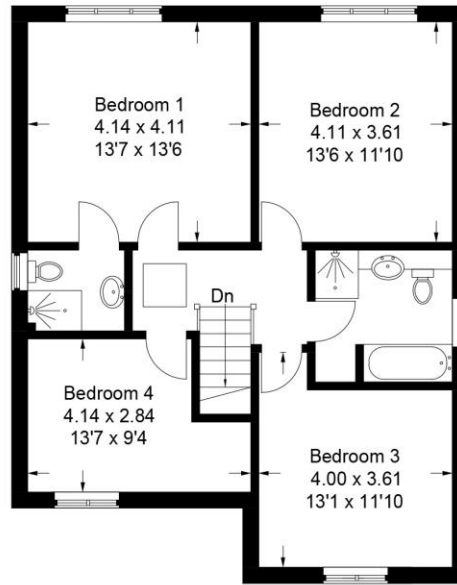
Viewings

Strictly by appointment only: 01296 621177 or 01844 217722.

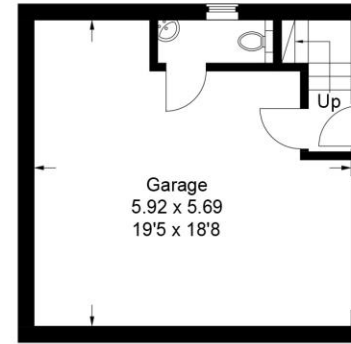




Ground Floor

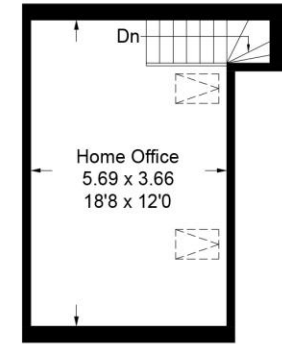


First Floor



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

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