



**THE PHOTOGRAPHY WITHIN THIS BROCHURE
DEPICTS THE COMPLETED PROPERTY IN 2023.
THE HOUSE HAS ACCOMMODATED TENANTS
SINCE THAT TIME**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 5miles (Marylebone 55mins.), Leighton Buzzard approx. 8miles (Euston 36mins.), Milton Keynes approx. 12miles, London approx. 43miles

PLOT 2, APPELYARD CLOSE, WHITCHURCH, BUCKINGHAMSHIRE, HP22 4FX

AN EXCEPTIONALLY HIGH SPECIFICATION HOUSE, ONE OF THREE IN A PRIVATE, GATED SETTING. BEAUTIFULLY PRESENTED, THE PROPERTY HAS TO BE VIEWED TO BE FULLY APPRECIATED.

Hallway, Cloakroom, 2 Reception Rooms and Striking Open Plan Kitchen/Dining/Living Area, Utility/Boot Room, 3 Large Bedrooms (3 Ensuites). Garaging. Personal Driveway. Secluded Garden

FOR SALE FREEHOLD

DESCRIPTION

From award winning architects and builders, a superb, detached property in an exclusive gated development. Appleyard Close comprises of just three recently constructed luxury houses within a private setting in the heart of Whitchurch, a popular and picturesque Buckinghamshire village. The close is accessed via electrically operated double steel gates flanked by pedestrian gates, and the initial approach is walled either side of the entrance.

Plot 1 has handsome mellow brick elevations beneath a clay tile roof and attractive first floor dormer windows. The interior was fully decorated in 2023 using a range of Farrow & Ball and Johnstons paint, in colours which compliment the elegant detailing such as the high skirting boards and tall windows that absorb lots of natural light.

Off the reception hall is a large cloakroom which has 'Burlington' sanitary fixtures including an oversize Edwardian basin on a chrome wash stand. The whole of the ground floor is adorned with Amtico wood grain flooring, and in the hall and kitchen is recessed LED downlighting. There is a study/family room and separate sitting room, the latter stretching the depth of the house and having a fireplace accommodating a Stovax Chesterfield steel and cast-iron woodburning stove, and a dual aspect with doors opening onto the garden.

The open plan room to the rear of the property is an exceptional space incorporating the traditional kitchen and two living or dining areas, all enjoying a view onto the terrace and lawn. The units are from 'Masterclass' and their Padstow shaker design in scotts grey and midnight blue with matching cornice, cladding panels, and plinth, alongside antique bronze knobs and cups. The surfaces and upstands are miage quartz. Integrated Siemens appliances are a larder fridge, a freezer, dishwasher, and double oven/grill. The Bora induction hob is in the island and has a countertop extractor, the island also facilitating a breakfast bar. Adjacent the kitchen is a generous utility and boot room fitted with more 'Masterclass' units in a timber effect, and this room can be entered from the garage.

On the first floor are three excellent double bedrooms, all served by their own ensuites, two being bathrooms, and each well-equipped and furnished in 'Burlington' suites.

OUTSIDE

Ahead of the integral garage the parking consists of Sureset flapjack coloured shingle. To the rear the garden is lawn and a buff Indian sandstone terrace.

- **High Specification**
- **Approx 7 Year Buildzone Building Warranty**
- **Security Alarm**
- **Underfloor Ground Floor Heating & Cast Iron Radiators to First Floor**
- **Plaster Ceiling Coving**



LOCATION

The name of Whitchurch derives from the Old English Hwit + Cirice, and translates to White Church, almost certainly meaning stone built church. The area is known for its rich pastures and several copious springs.

To the west side of the village is the former site of Bolebec Castle. Walter Bolebec was one of the assessors of the Domesday survey and so pleased was William The Conqueror with his work that he gifted him The Manor of Whitchurch. A relative Hugh De Bolebec had the castle built. It stood until the 17th century when after falling into disrepair was virtually laid to waste during the Civil War. There are numerous footpaths traversing the earthworks from which they may be viewed. The Firs, a substantial Victorian house on the

southern edge of the village was requisitioned by the war office in 1939 and used to test and develop weaponry earning it the nickname ‘Winston Churchill’s Toyshop.’

In ‘A History and Topography of Buckinghamshire’ by James Joseph Sheahan in 1862 Whitchurch is described as follows:

‘Here is a Silk Manufactory, at which about 30 females are employed. The other female villagers make straw plait and pillow lace. Bricks and tiles are manufactured here on an extensive scale. A weekly market at Whitchurch was granted in 1245, together with a fair on the Festival of St. John the Evangelist’.

Many of the houses in the village denote antiquity being built of plaster and brick, or wood and plaster, with the upper stories overhanging the lower ones, the famed artist Rex Whistler lived in Bolebec House on the road to Oving in the early to mid 1900’s and from his view painted ‘The Vale of Aylesbury’ in 1933.



Whitchurch is well served with a pub/restaurant, garage, general store, post office, antique shop, hairdressers, post office, excellent butchers and farm shop, beauty salon, well regarded combined primary school, and a doctor's surgery.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Aylesbury, Milton Keynes and Bicester where the renowned Bicester Village Retail Outlet can be found.

The A413 provides easy access into Aylesbury (circa 5 miles) 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.

Other nearby towns of High Wycombe, Thame, and Princes Risborough can be accessed easily by road or rail and the M40 provides excellent access to London, Oxford, Birmingham, Heathrow and the M25.



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.

SERVICES - Mains water and electricity.

COUNCIL TAX – Band F £3,594.24 2026/27

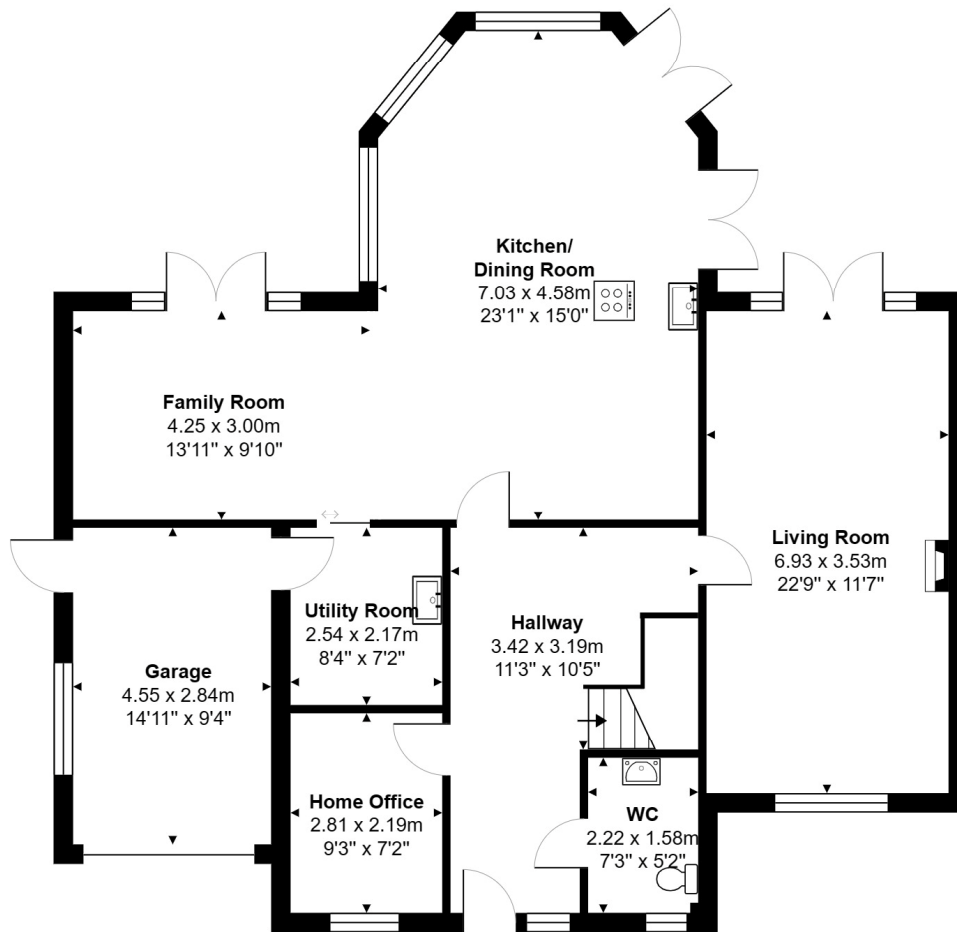
VIEWING - Strictly via the vendors Agent W Humphries Ltd

DIRECTIONS

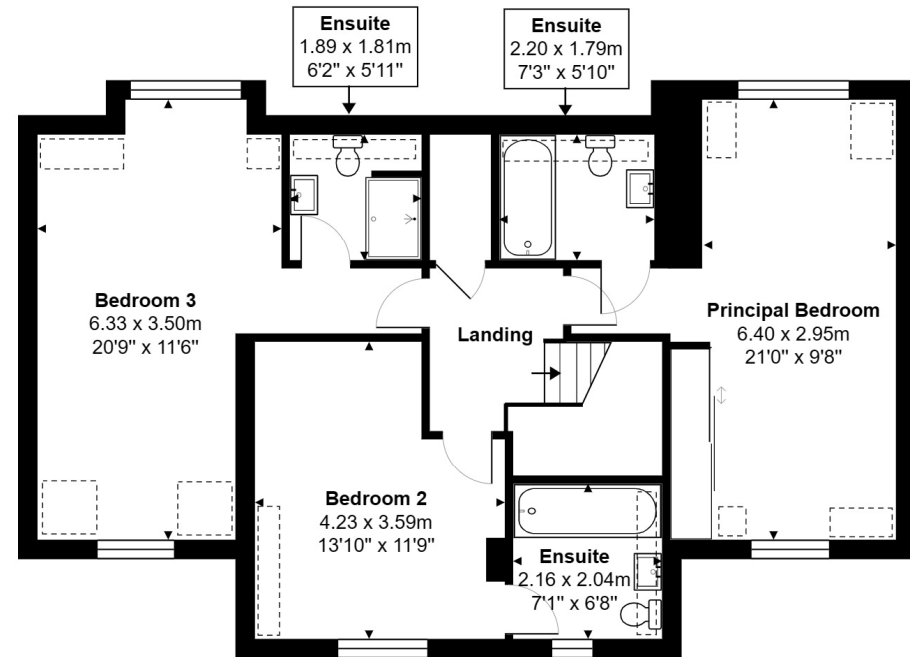
From Aylesbury take the A413 towards Winslow & Buckingham into Whitchurch and the High Street. At the edge of the village turn left at the mini roundabout and then at the top of the hill turn right signposted to Oving and North Marston, and then immediately right into Ashgrove Gardens. Appleyard Close can be found at the end of this lane.

2 Appleyard Close, Whitchurch

Approx. Total Area: 2072.01 ft²192.50 m²



Ground Floor

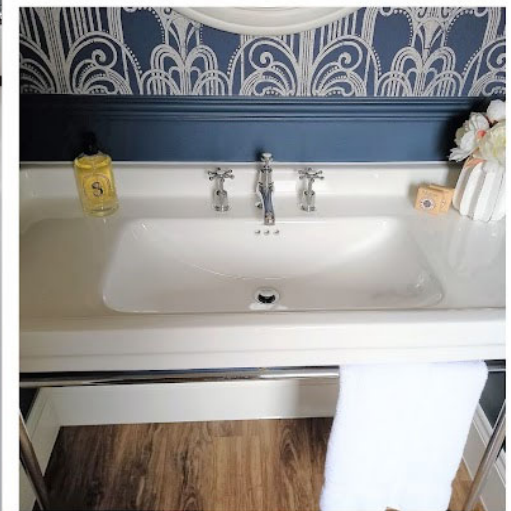
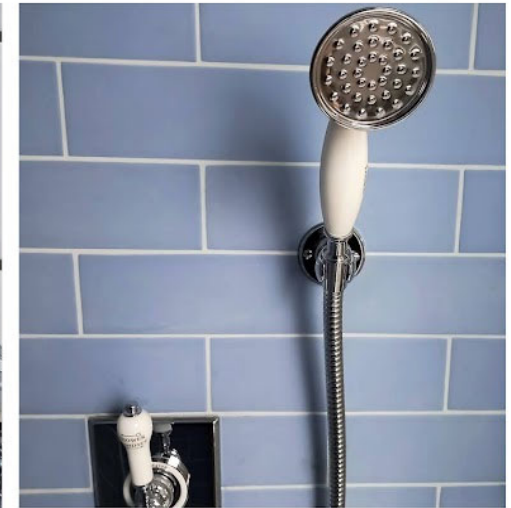
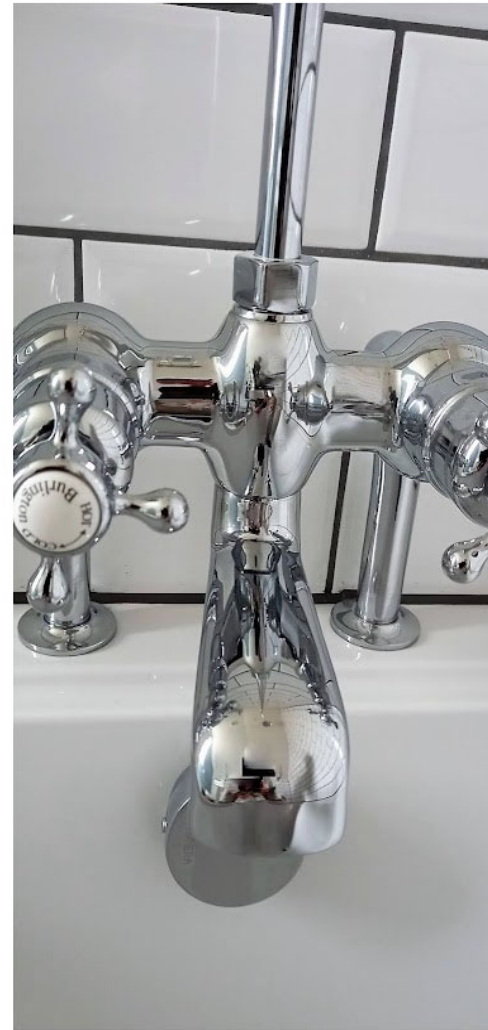


Floor 1

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.







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.

