Tinkers End, Manor Road, Oving
Buckinghamshire, HP22 4HW

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY

Aylesbury 5 miles (Marylebone 55 mins) Leighton Buzzard 10 miles (Euston 30 mins) times and distances approx.

Tinkers End, Manor Road, Oving, Buckinghamshire, HP22 4HW

IDYLLIC COUNTRY PROPERTY DATING FROM THE MID 17TH CENTURY NESTLED AT THE END OF A PEACEFUL LANE WITH FAR REACHING VIEWS.

3 or 4 Reception Rooms, Bespoke Kitchen and 3 or 4 Bedrooms (all ensuite). Potential Self-Contained Annexe. Stunning Gardens.

GUIDE PRICE £950,000 Freehold

DESCRIPTION

Tinkers End occupies a wonderful location, tucked away down a quiet no through lane in the old part of Oving and its position commands exceptional views over rolling countryside to the Quainton Hills.

Originally we believe three farm workers cottages dating back to the 1650s the property is now one residence, very well presented, and still bearing the hallmarks of its original construction. The thick stone walls, latch doors, beams and inglenook fireplaces exuding a wealth of charm inside and the painted walls and thatched roof likewise the exterior. It should be noted the cottage is grade II listed.

Across the front there are three reception rooms, two with oak flooring and all boasting lovely stone fireplaces, and in the sitting room the bread oven remains visible. There is a beautiful bespoke kitchen by 'Austin Matthews' that displays some impressive finishing touches. The units are dove grey and the worktops quartz, the latter incorporating a double 'Perrin & Rowe' ceramic sink. The breakfast bar is a contrasting oak. Integrated are a dishwasher, fridge, freezer, wine chiller and a Hotpoint 'bean to cup' coffee machine. Set into the former fireplace stands a Stoves cooking range comprising a 5 ring induction hob, 3 ovens and a warming drawer. From the kitchen is a small, pretty lobby which provides double french doors out to the garden.

The extension to the back of the property can be entered via the dining room and has its own door to the garden. The current utility room could be adapted as a kitchen and there is already a shower room. The writers sense is that as a reception room it feels like a garden room, a relaxing place to work or unwind, but equally it would become a great self-contained annexe or simply a guest bedroom.

The three first bedrooms are well proportioned doubles, the principal in particular being sizeable proportions and benefitting from a well-equipped dressing area. Each bedroom is served by its own attractive winding staircase and ensuite and two of the ensuites are bathrooms, the main sporting a freestanding bath and separate shower. The bedrooms take in an even better view of the countryside.

OUTSIDE

The owners have established an exquisite cottage garden in the true sense with an oasis of paths and planted beds filled with flowers and shrubs and a sprinkling of trees. Central is an ornamental pond and at the end of the garden is an elevated tier to sit and gaze over the scene below. Further seating areas are dotted about and worthy of mention is the hand built and elegant Victorian style greenhouse.

The frontage is a stone wall ahead of a selection of flowers and bushes with to the side block paved parking and the driveway.

COUNCIL TAX - Band G £4,306.26 per annum 2026/27

SERVICES - Mains water, drainage and electricity. Oil fired central heating.

LOCATION
The name of Oving derives from the old English 'Ufingus' and means Uffas people. The village is extremely pretty being tucked away from the main road with a small green and many thatched and tiled cottages.

There is the The Black Boy public house, the garden of which is famous for its 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 farm shop/butchers and 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, Ascot House, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, 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 Leighton Buzzard and Milton Keynes. 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.

VIEWING
Strictly via the vendors agent W Humphries Ltd

Fourth reception room or guest bedroom with below the other rooms which could all be configured into a self contained annexe

Lobby

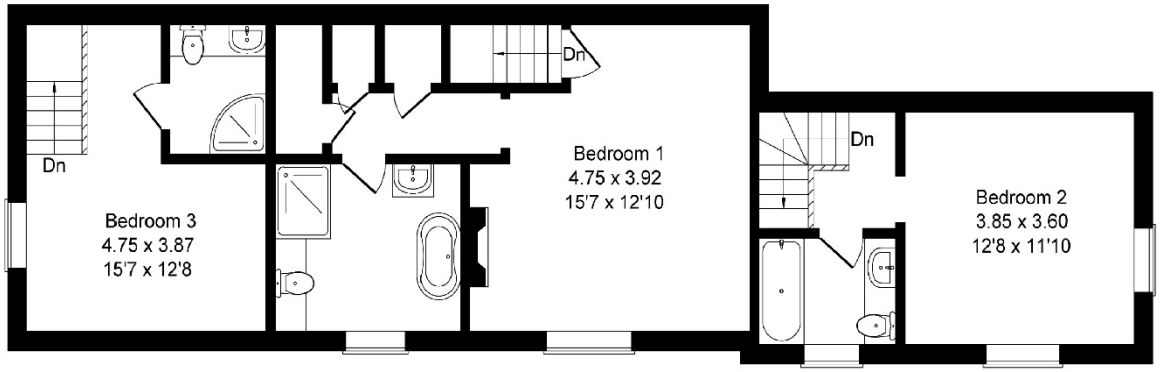
Shower Room

Utility Room

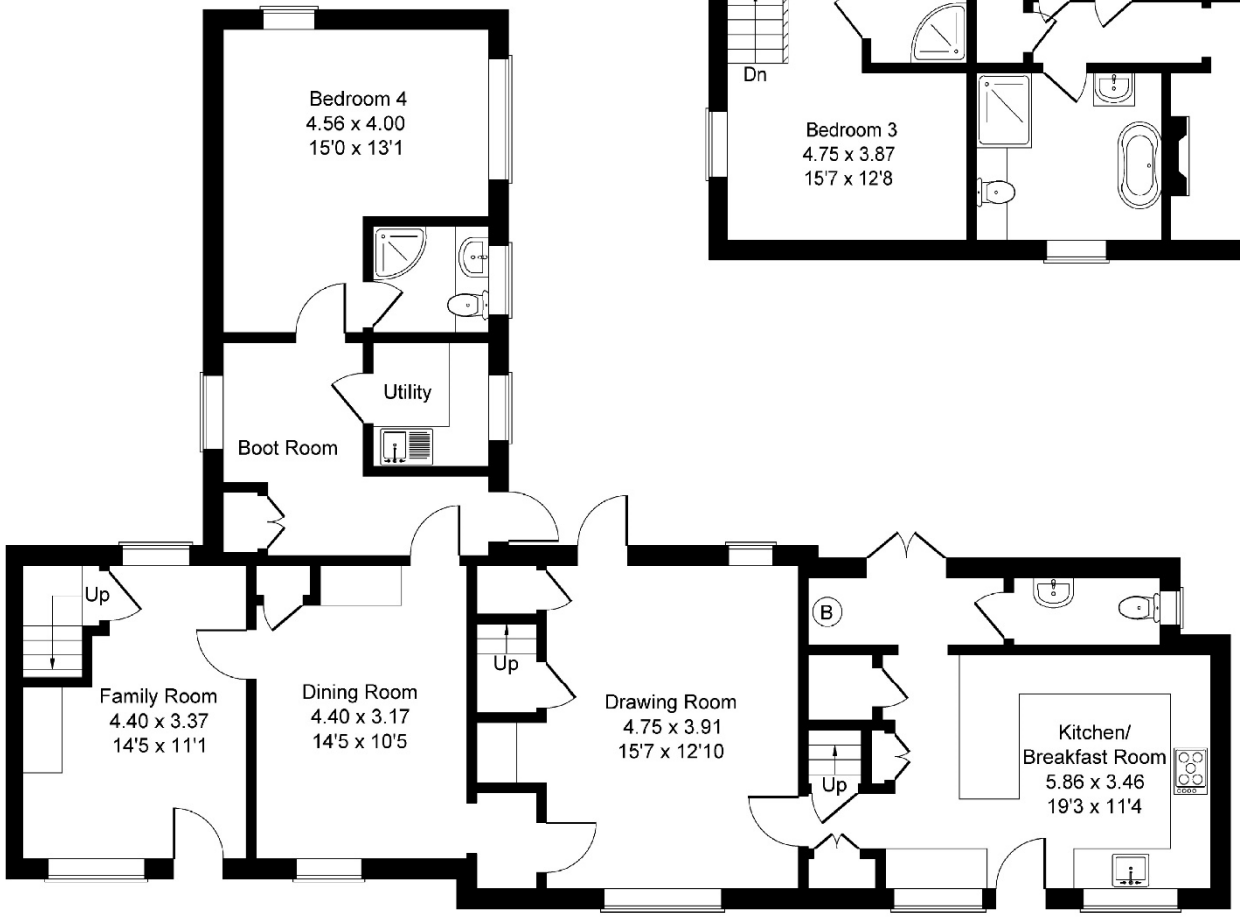
Tinkers End

Approximate Gross Internal Area = 190.10 sq m / 2046.21 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.

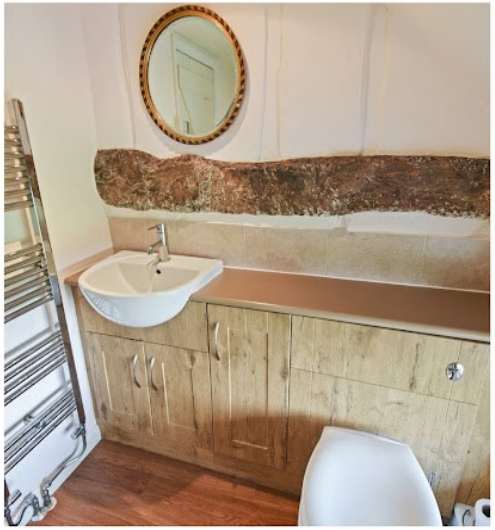


First Floor



Ground Floor

Main bedroom suite



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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.

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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.

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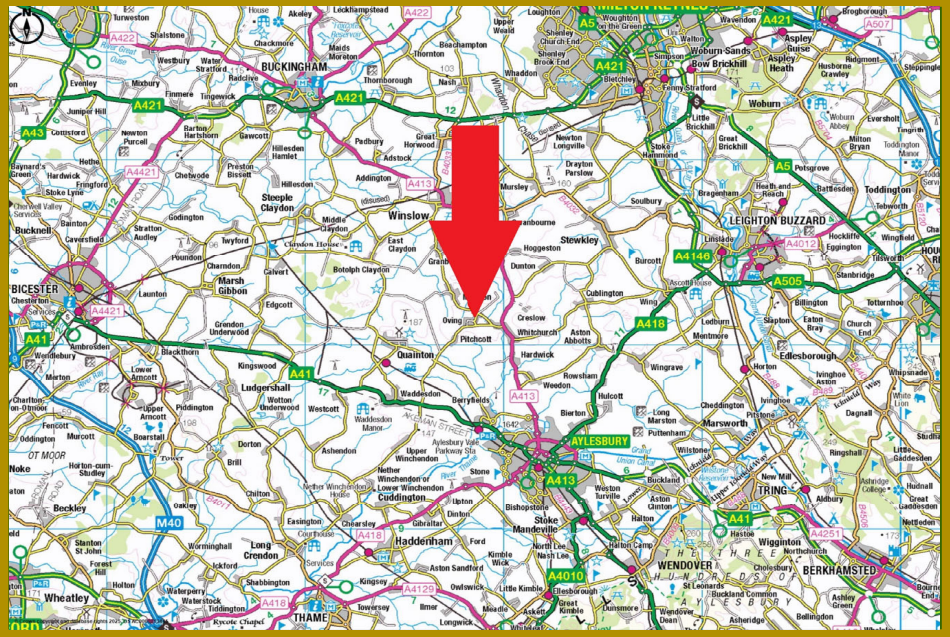

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