



**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 3, APPLEYARD CLOSE, WHITCHURCH, BUCKINGHAMSHIRE, HP22 4FX

**STUNNING HOUSE BACKING ONTO WOODLAND. SUBSTANTIAL
ACCOMMODATION AND ENTERTAINING SPACE SET IN AN EXCLUSIVE
GATED DEVELOPMENT.**

**Large Reception Hall, Family Room/Study, Sitting Room, Superb Open Design
Kitchen/ Dining/Living Room, Cloakroom, Utility & Boot Room, 4 Double
Bedrooms (2 Ensuite), Bathroom. Garaging. Secluded Garden.**

FOR SALE FREEHOLD

DESCRIPTION

We are delighted to offer this 'one off' property completed in 2023 in a prestigious and quiet setting located at the end of a small gated close. The development is nestled in the heart of Whitchurch, a popular and picturesque Buckinghamshire village, and is accessed via electrically operated double steel gates flanked by pedestrian gates, and the initial approach walled either side of the entrance.

The award-winning builders fully decorated the interior in 2023 using a range of Farrow & Ball and Johnstons paint, in colours which compliment the elegant styling.

Plot 3 is of mellow brick beneath a clay tiled roof with hung tiles on the front elevation providing an extremely handsome façade. Inside the finish is exceptional, there are tall skirting boards, plaster coving to the ceilings, recessed LED downlighting, solid wood cottage doors, and colour coordinated black door handles and electrical points and switches.

Beyond the front door is an impressive, well-proportioned reception hall with the staircase in the corner and on the opposite side a cloakroom which has 'Burlington' sanitary fixtures including an oversize Edwardian basin on a chrome washstand. The family room/study and spacious sitting room are to the front, the latter being triple aspect and having a fireplace with a 54 inch Corinthian stone mantel housing a 'Nordpeis' Bergen traditional woodburning stove in cast iron and steel.



To the north of the house is possibly the main attraction, a tremendous open plan expanse incorporating the kitchen, dining, and living areas, the dining and living areas flexible as to their use. Available from double doors in the reception hall is a five-sided room, half decagon shaped and with a vaulted ceiling and predominantly glazed walls overlooking the garden and lovely woodland scenery. The kitchen is by 'Ashbourne' in Windsor blue and light grey grained shaker furniture with matching cornice, cladding panels, pilasters and plinth. There are Portland oak carcasses and drawer boxes with antique bronze effect D handles. The surfaces and upstands are Tuscan white extra 30 mm quartz. Integrated Siemens appliances comprise a larder fridge, a larder freezer, dishwasher, activeclean oven, combination microwave, and the Bora induction hob is in the island and has a countertop extractor.

A 40 mm laminated Mayfield oak breakfast bar is provided and within the kitchen is a fabulous larder with its own light. The generous utility and boot room has a bench seat and drawers along one wall and extensive cupboards for both scullery items and clothing, boots and shoes.



On the first floor are four double bedrooms (two served by luxury ensembles) and the family bathroom, which again is beautifully fitted and has both an overhead rainfall shower and a handheld shower.

OUTSIDE

Ahead of the double garage block the parking consists of Sureset flapjack coloured shingle.

The gardens wrap around the property to the side and rear and are completely private with a charming backdrop of mature trees and copse. Two principal seating terraces are to be found, the first adjacent the kitchen/dining/living room, and the second a shaded patch by the boot room. The patios and pathways are a buff Indian sandstone and the gardens are lawned.

The garaging benefits from electrically operated doors and has an attic truss roof in readiness should anyone wish to pursue converting the roof space into accommodation.

- **Very High Specification**
- **Approx 7 year Buildzone Building Warranty (beginning 2023)**
- **Security Alarm**
- **Underfloor Ground Floor Heating & Cast Iron Radiators to First Floor**
- **Natural engineered oak flooring**
- **Cormar Riva carpets**

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

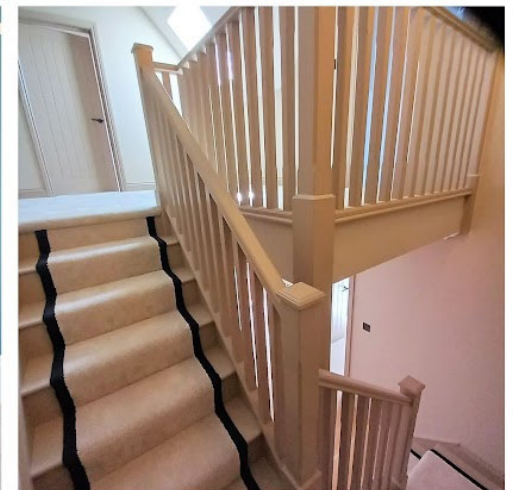
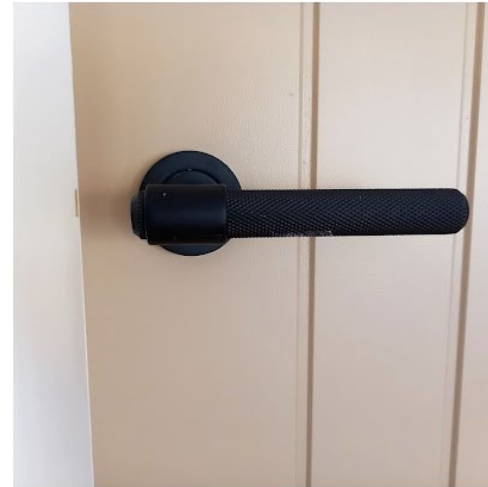
Preparatory schools at Ashfold, Swanbourne and Oxford.

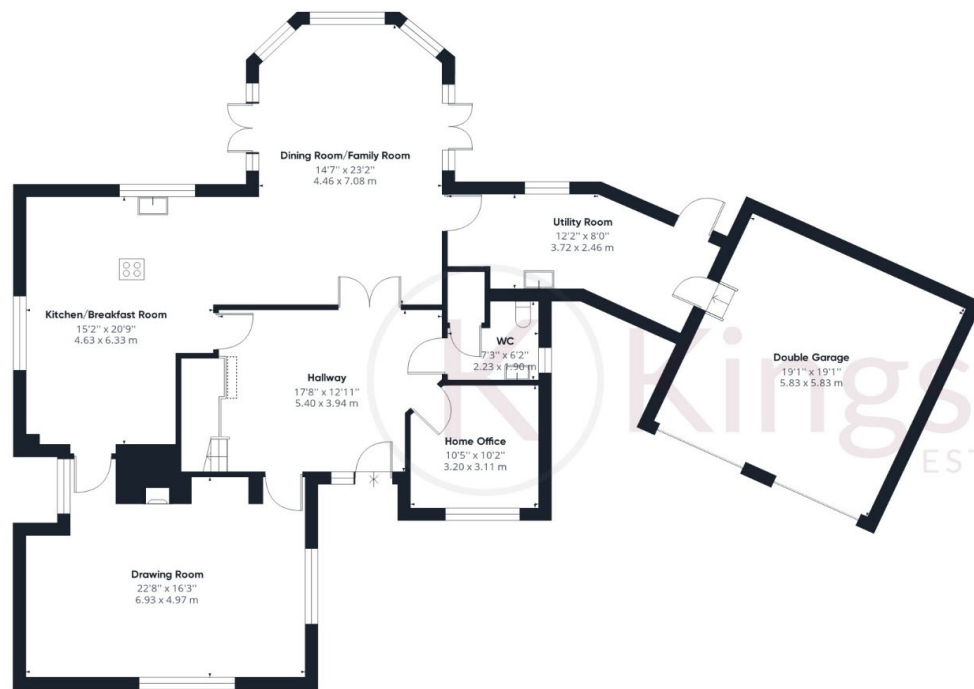
Village Primary School at Whitchurch.

Secondary School in Aylesbury.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

3009.51 ft²

279.59 m²

Reduced headroom

96.83 ft²

9.00 m²

(1) 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.

GIRAFFE360





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.



COUNCIL TAX
Band G £4,147.20 2026/27



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- 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.
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