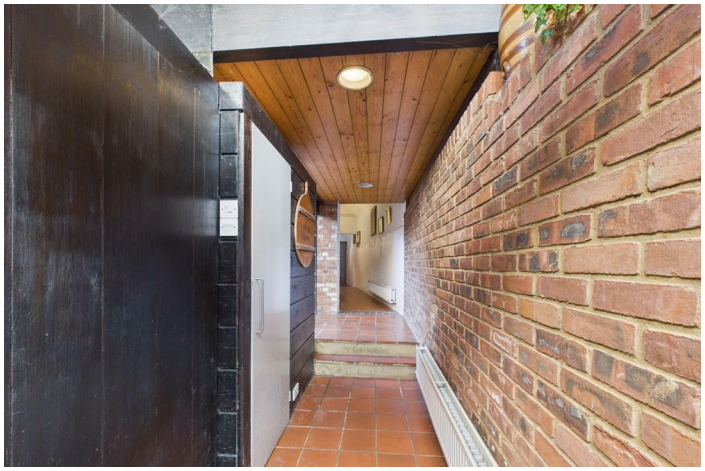






OVING ROAD, WHITCHURCH, AYLESBURY

PRICE £600,000

FREEHOLD

Stonehouse Stables is a charming and characterful countryside property, set within an attractive courtyard complex in the highly sought after village of Whitchurch. Offering spacious and versatile accommodation, the property features a generous open-plan living area, kitchen and separate utility room. There are four well proportioned ground floor bedrooms and two bathrooms, making it an ideal home for families, those seeking single-storey living or anyone looking for flexible accommodation. Externally, the property enjoys lovely gardens, a large driveway providing ample off-road parking and a useful car port, completing this appealing countryside home.

GEORGE DAVID

OVING ROAD

• VILLAGE LOCATION • CHARMING COUNTRYSIDE PROPERTY • FOUR WELL PROPORTIONED BEDROOMS • IMPRESSIVE OPEN-PLAN LIVING, DINING AND KITCHEN AREAS • ESTABLISHED GARDENS SURROUNDING THE PROPERTY • DRIVEWAY AND CAR PORT • CHARACTER FEATURES THROUGHOUT • GOOD ROAD LINKS





LOCATION

Whitchurch is a North Bucks village situated approximately halfway in between the market towns of Aylesbury and Winslow. The village has many amenities including a Supermarket/post office, The Swan public house, a 13th century church, a beauty salon and hairdressers. There is a very well-regarded primary school in the village, Whitchurch Combined School. For secondary education Whitchurch falls into the Aylesbury Grammar School Catchment area. The County Town of Aylesbury offers shopping, social and sports facilities, restaurants, the Waterside Theatre, a college, a university and a mainline railway station with services to Marylebone in 60 minutes. Whitchurch village has a Supermarket/post office, public house, church, beauty salon and combined school. Aylesbury (5.2 miles) has shopping, social and sports facilities, the Waterside Theatre, grammar schools, a college and a university campus. There is also a mainline railway station (5.5 miles) with services to London and Oxford.

ACCOMMODATION

Stonehouse Stables is a distinctive and appealing property, combining rustic charm and character with generous, well-planned living accommodation. Retaining a wealth of attractive features, including exposed beams, traditional terracotta floor tiling, floor-to-ceiling windows and an impressive brick-built fireplace, the property offers a wonderful sense of warmth and individuality throughout.

The accommodation is arranged over two floors, with a particularly spacious entrance hall providing access to all four ground-floor bedrooms and the bathroom facilities. The four bedrooms are well proportioned, with three benefiting from fitted wardrobes, while the main bedroom enjoys the additional advantage of an en-suite bathroom. A separate family bathroom serves the remaining bedrooms, making the layout particularly practical for family living or visiting guests.

Stairs rise from the entrance hall to the first floor, where the property opens into an impressive open-plan living, dining and kitchen space. This sociable area provides an excellent setting for both everyday living and entertaining, with the character features and generous windows creating a lovely connection between the interior and its countryside surroundings. The brick-built fireplace provides an attractive focal point, complemented by exposed beams and traditional finishes which enhance the property's individual charm. The kitchen is supported by a separate utility area, offering useful additional storage and practicality.

Externally, Stonehouse Stables continues to impress, with gardens surrounding the property and offering a pleasant degree of privacy. The grounds are established with a variety of mature trees and shrubs,

creating an attractive green setting and providing plenty of space to enjoy outdoor living.

A large driveway provides ample off-road parking, further complemented by a car port offering additional parking for two vehicles.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 1906.00 sq ft

Tenure – Freehold







Approximate total area(1)

1906 ft²

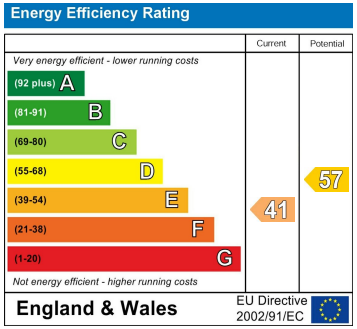
177 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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