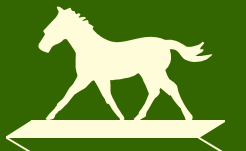




Grove House, Bowling Alley, Oving,
Buckinghamshire, HP22 4HD

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins) Milton Keynes 11 miles (Euston 35 mins) times and distances approx.

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A CHARMING PERIOD HOUSE WITH A PRIVATE GARDEN DATING BACK TO THE EARLY/MID 1800's.

Porch & Hall, Kitchen/Breakfast Room, Inner Hall & Pantry, Sitting Room, Dining Room, 3 Double Bedrooms, Family Bathroom, Long Driveway. Detached Garage. Enclosed Garden.

Guide Price £565,000 Freehold

LOCATION

The name of Oving derives from the old English 'Ufingus' and means Uffas people. The village is extremely pretty being tucked off of the road with a small green and many thatched and tiled cottages. The pasture land in the area is of excellent quality and well watered, the East and West of Oving being bounded by streams with small springs rising in the higher land in the centre of the village.

There is a Public House, the garden of which it should be added has superb unbroken views, and for day to day needs the village of Whitchurch is nearby.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quanton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar's Square Centre in 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 Cheddington and Leighton Buzzard. 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.

DESCRIPTION

We believe the property dates back to 1829, and in the past was owned by the manor house in Oving and used as the chauffeurs residence. In 1871 a James Grove took ownership which is where we assume the title 'Grove House' originates. On the deeds Grove House received an improvement grant in 1955 and this is when we suspect an extension was added to the dwelling.

The elevations are brick and render under a slate roof with upvc double glazed windows. At the entrance is a porch, opening into the hall, with coat hanging space and benches including a shoe/boot store in the porch. The dining room is dual aspect and the old fireplace is currently disused but could be opened up again



if so desired. The sitting room does though have a working fireplace and we are informed that beneath the carpet is parquet flooring. Again the room is dual aspect and double doors lead out to the garden. In the kitchen/breakfast room is a terracotta quarry tiled floor. The units are white 'shaker' style and there are granite effect worktops incorporating a one and a half bowl stainless steel sink. Plumbing is in situ for both a washing machine and dishwasher, and the old fireplace is blocked off at the moment. Cupboards are to the side of the chimney breast containing the hot water cylinder. The terracotta floor continues into an inner hall where an understairs broom cupboard and the old pantry can be found. Upstairs are three double bedrooms, two have cast iron fireplaces and in one of those two is a walk-in wardrobe. The bathroom has a white suite of wc, wash basin with vanity cupboard, and a corner bath. The separate tiled cubicle is equipped with a 'Triton' shower.

OUTSIDE

At the front are walls and a five-bar gate and hand gate. A driveway extends up to the garage and a path takes you to the back door. Off the utility room is the patio, covered by a timber frame awning, and then a private lawn with a mature apple tree and flower beds. Adjacent to the garage is a carport and adjacent the carport a greenhouse.

The garage is detached and brick construction beneath a slate roof. There is a loft, a workshop area, and power and light connected.

SERVICES: Mains water, electric, drainage, oil fired central heating. The oil boiler and tank were installed in 2014. The electrical consumer board replaced in 2014.

VIEWING: Strictly through the vendors Agent, W. Humphries at Waddesdon 01296 658270

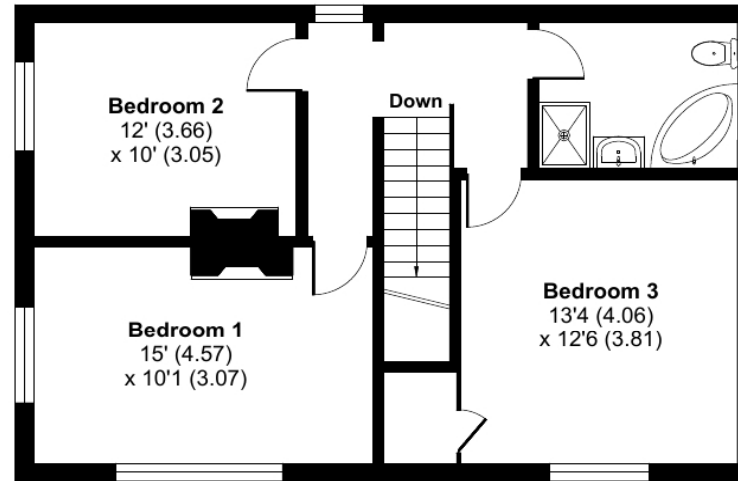
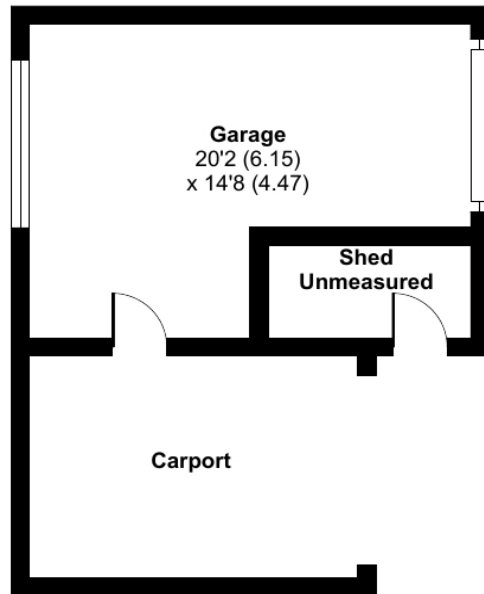
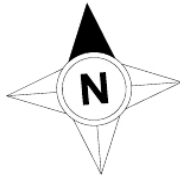
DIRECTIONS: From Aylesbury take the A413 towards Winslow into Whitchurch; continue along the High Street until you reach the mini roundabout at the end of the village then turn left at the roundabout towards Oving. At the top of the hill turn right signposted to Oving and North Marston and at the top of the next hill turn left into Bowling Alley.



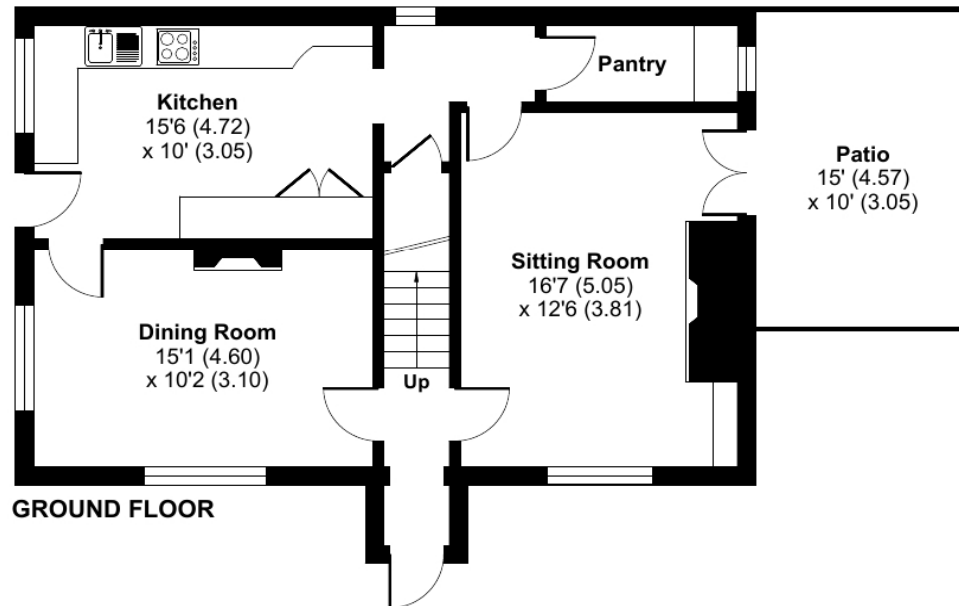
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Approximate Area = 1584 sq ft / 147.1 sq m (includes garage and excludes carport and shed)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





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.
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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.

