



1 White Horse Lane, Whitchurch,
Buckinghamshire, HP22 4JZ

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

1 WHITE HORSE LANE, WHITCHURCH, BUCKINGHAMSHIRE, HP22 4JZ

A CHARMING 18TH CENTURY COTTAGE IN A VERY POPULAR VILLAGE, GRADE II LISTED AND IN GOOD ORDER

Kitchen, Sitting Room with Woodburning Stove, Two Bedrooms, Bathroom with separate Shower. Small Courtyard Patio. Allocated Parking.

GUIDE PRICE £250,000 Freehold

DESCRIPTION

1 White Horse Lane is a grade II listed building dating from the mid 1700's with pretty brick elevations on a stone foundation believed to be reclaimed from the ruins of nearby Bolebec Castle.

The cottage was refurbished approximately twelve years ago when it was rewired, replumbed with a new central heating system, and secondary double glazing installed to the front aspect, and all the accommodation is presented in very good decorative order.

On the ground floor is a fitted kitchen that has cream units and granite effect work surfaces incorporating a stainless steel sink. The floor is quarry tiled, built in is an oven and halogen hob with an extractor hood above, and there is space and connections for a washing machine. In the sitting room are some ceiling beams and occupying the corner of the room a cast iron woodburning stove on a stone hearth.

Upstairs are two bedrooms, one a good size double, and each have wardrobes/storage. The bath has a white suite of wc, wash basin, panellled bath. There's an independent, separate shower cubicle, the shower replaced within the last two years, and on the wall a mirror with LED lighting.

OUTSIDE

A stable door in the kitchen opens onto a small courtyard seating area and then steps lead out of the gardens to a parking area where number 1 has an allocated bay. The gardens to the row of cottages are not communal but somewhat entwined and there are rights of way over them.

COUNCIL TAX BAND - Band D £2, 256.78 per annum 2024/25

SERVICES – Mains water, drainage and electricity. Economy 10 central heating.

VIEWING – Strictly via the vendors agent W Humphries Ltd

DIRECTIONS - From Aylesbury take the A413 towards Winslow & Buckingham into Whitchurch and the High Street. White Horse Lane is on the right immediately prior to the hairdressers.



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.

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 school, garage, general store, antique shop, hairdressers, post office 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 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.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Village Primary School at Whitchurch.

Secondary School in Aylesbury.

Public schools at Stowe, Berkhamsted and Oxford.

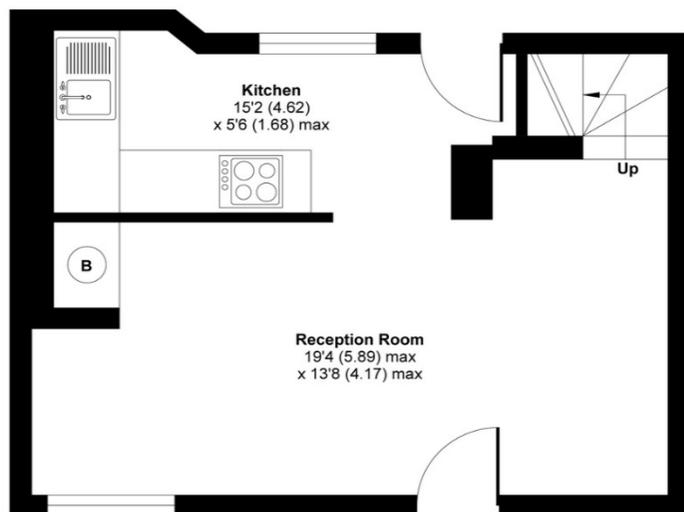
Grammar Schools at Aylesbury and Buckingham.



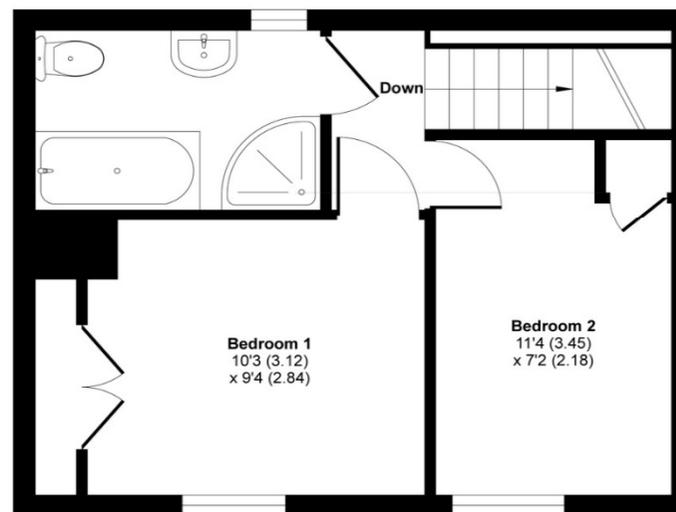
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Approximate Area = 565 sq ft / 52.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for W Humphries. REF: 608516

IMPORTANT NOTICE

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