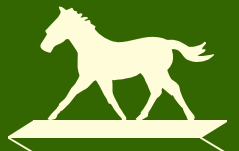




**2 The Pightle, Oving,
Buckinghamshire, HP22 4HS**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

2 The Pightle, Oving, Buckinghamshire, HP22 4HS

BEAUTIFULLY PRESENTED, A DETACHED FAMILY HOUSE ON A CORNER PLOT LOCATED WITHIN A HIGHLY SOUGHT AFTER VILLAGE

Hall, Cloakroom, Study, Sitting Room, Garden Room, Superb Kitchen/Dining/Family Room, Utility Room, Four Bedrooms (1 Ensuite), Shower Room. Large Garden. Driveway & Double Garage

Guide Price £725,000 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 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. 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

The current owners of 2 The Pightle have modernised the property over the past decade or so replacing the boiler, oil tank, and double glazing, refurbishing the bathrooms, and overhauling the kitchen, alongside updating the décor throughout. Greeting you now is modern and extremely well presented family accommodation that outside also enjoys a superb corner plot garden.



From the entrance is an L-shaped hall that has wide board oak effect laminate flooring. The staircase and cupboard are at the far end and opposite the study is a nicely fitted cloakroom. The kitchen has been transformed and opened up to provide the cooking, dining and family area, the family area nearer the hall and dining area looking across and heading out to the garden via large sliding doors. The kitchen is by Magnet and a shaker style in cream complimented by grey quartz surfaces, some of which form a breakfast bar, and set within the quartz is a one and a half bowl stainless steel sink with a swan neck mixer tap. The integrated AEG appliances comprise a dishwasher, double oven/grill, induction hob, and brushed chrome extraction hood. The kitchen floor is tiled and the room benefits from LED downlighting. Off the kitchen is a utility room fitted with units and countertops incorporating a circular sink. Space is provided for a tumble dryer and washing machine (plumbing in situ), and there is a back door. The sitting room stretches the depth of the house and has a dual aspect. A fireplace has been introduced into the middle of the room, it is an 'Arts' rejo limestone surround and hearth containing a gas fire. Adjacent the sitting room beyond a glass partition and doors is a charming garden room with karndean flooring and adorning the vaulted ceiling are velux windows.

A dogleg staircase takes you to the first floor, with a window on the half landing and a closet on the main landing. There are four bedrooms, three of which are certainly ample doubles, the fourth a generous single that could take a double bed. The main bedroom has an ensuite equipped with a freestanding roll top ball and claw feet bath. Serving the guest bedrooms is a shower room and both the ensuite and shower rooms have contemporary white fittings, porcelain floors and electric underfloor heating.

OUTSIDE

At the front of 2 The Pightle is a lawn and to the side a double garage preceded by a tarmac driveway. A porch covers the entrance which is accessed from a paved path.

The garden is a corner plot that wraps around the house. Mostly it is lawn encased by, and dotted with, flowers and shrubs and features a small ornamental pond. A new stone terrace was constructed circa 18 months ago for seating and past the fruit trees and trellis screening is a vegetable patch harboring raised beds among the gravel and brick walkways.

COUNCIL TAX – Band G – 23/24, £3,689.33

SERVICES: Mains water, electric, drainage, oil fired central heating.

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. The Pightle is along this road on the right.



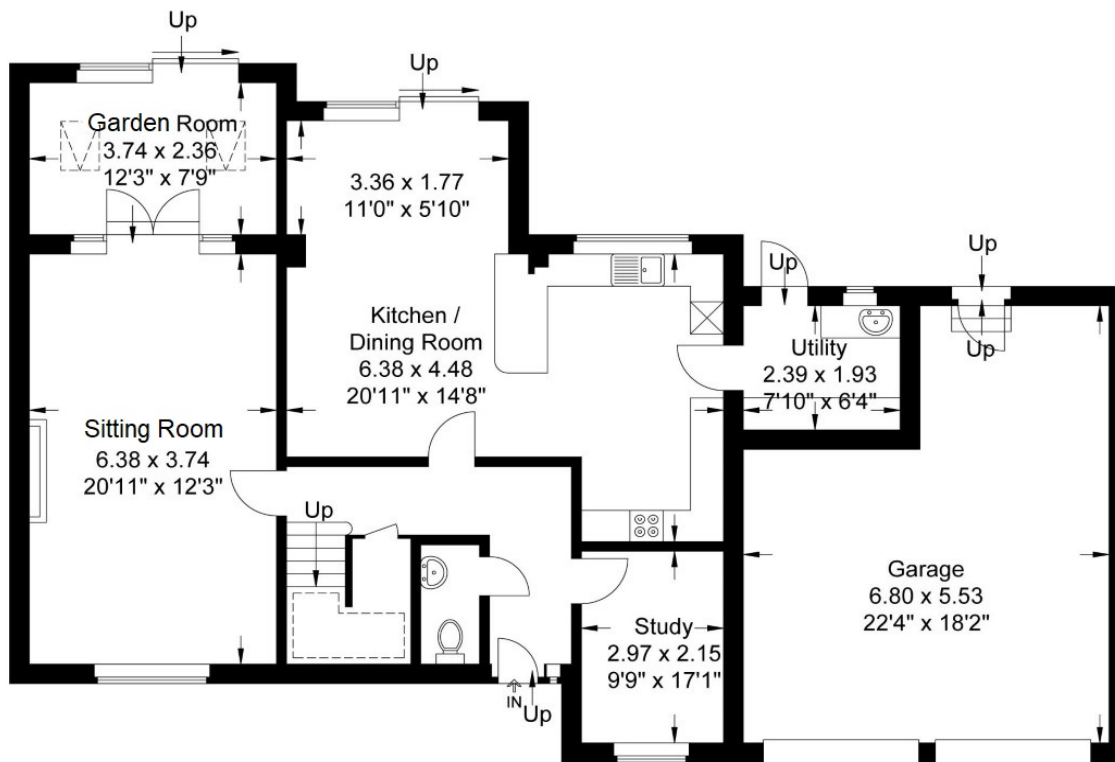
2 The Pightle, Oving, HP22 4HS

Approximate Gross Internal Area = 158.97 sq m / 1711.13 sq ft

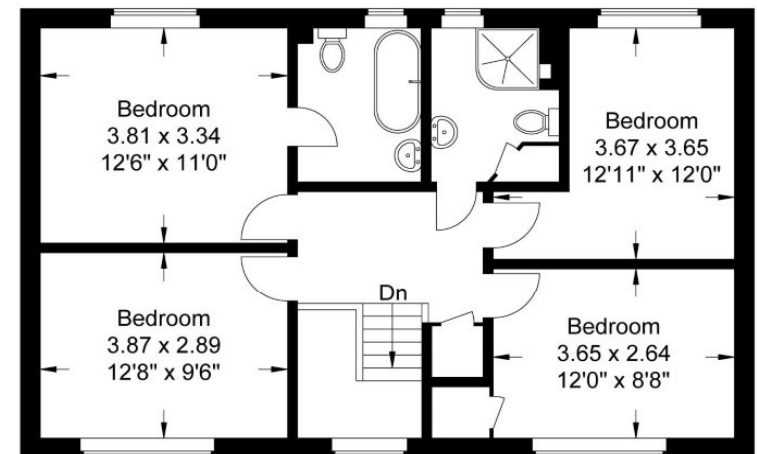
Garage = 31.63 sq m / 340.46 sq ft

Total Area = 190.6 sq m / 2051.59 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



First 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.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 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.

