



Walnut Cottage
Whitchurch, HP22



Walnut Cottage

Whitechurch, HP22

Buckingham 12 miles, Wendover 10 miles, Princes Risborough 13 miles, Milton Keynes 15 miles,
Bicester 17 miles, Oxford 27 miles, Central London 56 miles
(all times and distances are approximate)

Attractive Grade II listed family home
in walled gardens.

Entrance hall | Kitchen | Dining and Family Room | Sitting room | Study
Utility | Ground floor W/C

Four bedrooms | Two bathrooms

Walled gardens | Parking for several cars | Double garage



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15 Market Hill

An attractive period house that dates back to at least the 17th century, well located in the middle of Whitchurch, a charming Buckinghamshire village.

The house has been significantly upgraded and extended to create a superb home for family living and entertaining. The accommodation most notably comprises a large kitchen, dining and family room with several doors leading out to a paved outdoor area in the gardens. There are four bedrooms served by two bathrooms. There is also a utility room, ground floor cloakroom and study. Throughout the house are period features, most notably in the sitting room where there are beautiful exposed beams and a large fireplace with a wood-burning stove.

The gardens are completely enclosed by the house and a high wall which makes for an exceptionally private space. There is driveway parking in front of the double garage, with the rest of the garden mostly laid to lawn with a paved area around part of the house. The garage provides excellent storage, but it may be possible to convert it into further living accommodation, subject to relevant planning consents.

Situation

The village of Whitchurch is full of history and was considered by Sir John Betjeman to be one of the best Buckinghamshire villages. The village offers local facilities including several garages, a petrol station and shop, a farm shop and a renowned butchers. It also benefits from many ancient footpaths and circular walks through the surrounding countryside. Aylesbury with its multiple shopping facilities and amenities is only 5 miles away and Milton Keynes lies 12 miles away.

The area is well served with schools including - Swanbourne House, Winchester House and Ashfold and a very highly regarded state primary - Whitchurch Combined School. Secondary schools, most with bus services from the village, include Stowe, Berkhamsted School, Akeley Wood, Thornton College, Waddesdon Church of England Secondary and the highly sought after Aylesbury Grammar Schools.



Commuter communications are very good with a fast train service available from Leighton Buzzard to London Euston (approx 30 minutes fast service) and from Aylesbury to London Marylebone. The motorway network is accessed at Junction 7 or 10 of the M40 and junction 14 of the M1.

Services

Mains water, electricity and drainage. Oil fired heating and fast broadband.

Local Authority

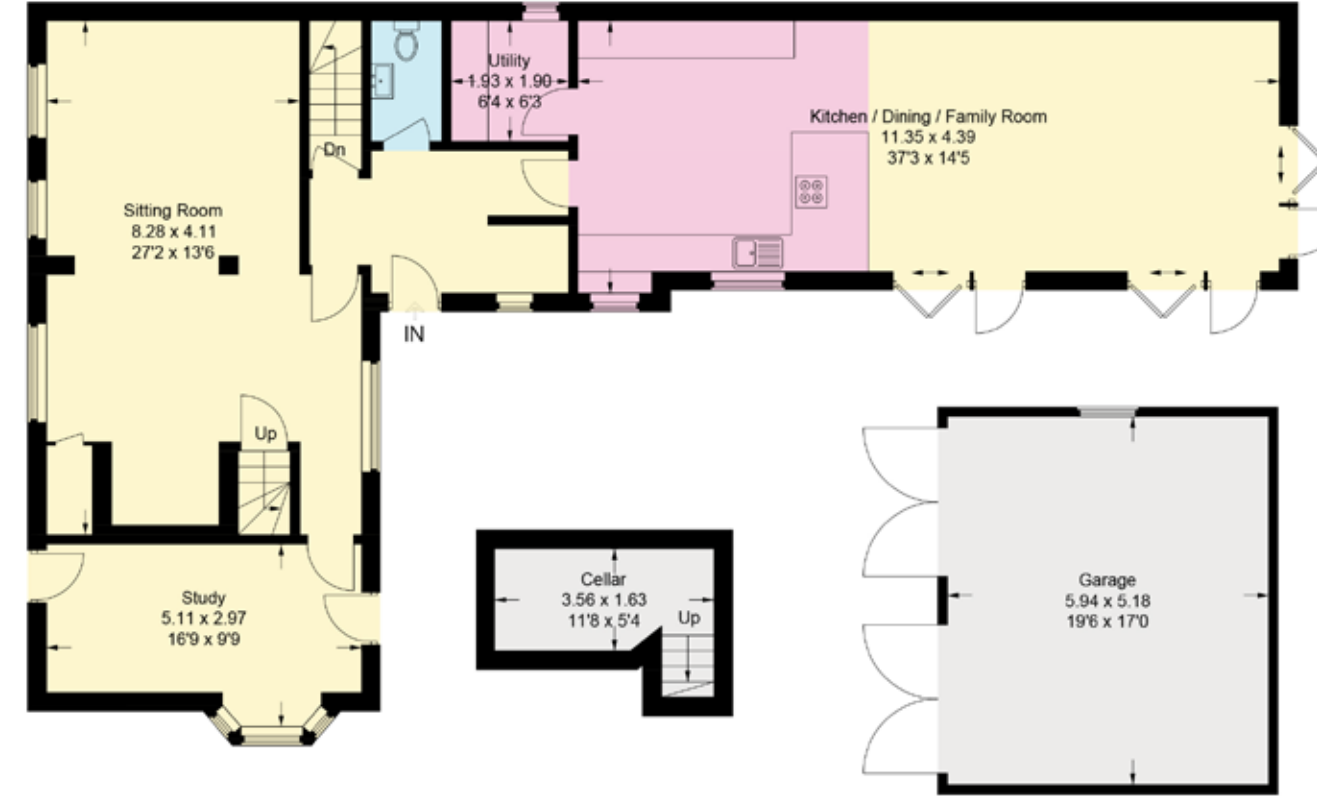
Buckinghamshire Council.

Viewings

Strictly by appointment through Knight Frank
01865 790 077.



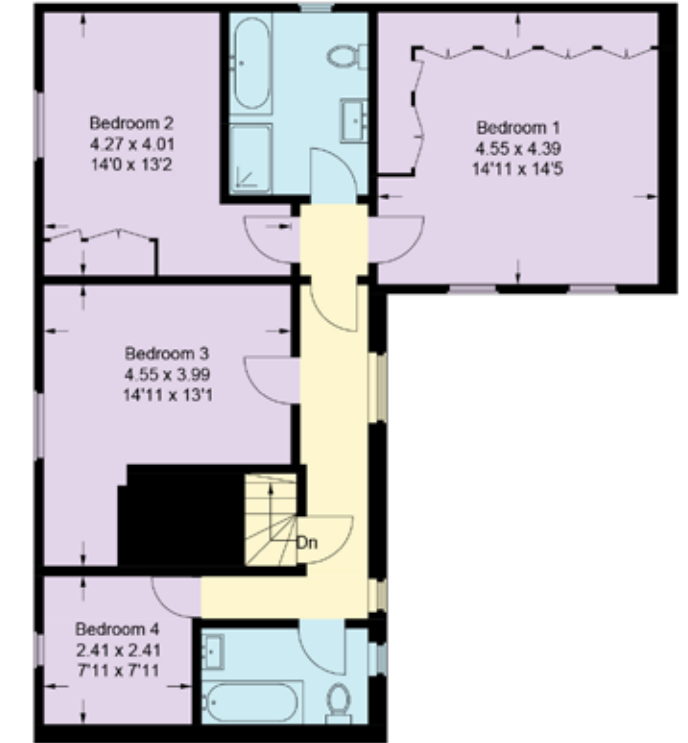
Approximate Gross Internal Area
 Cellar = 6.4 sq m / 69 sq ft
 Ground Floor = 119.2 sq m / 1,283 sq ft
 First Floor = 81 sq m / 872 sq ft
 Garage = 30.9 sq m / 333 sq ft
 Total = 237.5 sq m / 2,557 sq ft



Ground Floor

Cellar

(Not Shown In Actual Location / Orientation)



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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