



Marston Hill

| Oving | Buckinghamshire | HP22 4HB





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Family home with a CELLAR! Superb location with far reaching views over rolling countryside, this four bedroom family home can be found in a sought after Buckinghamshire village offering excellent school catchment, a local pub, a church and village hall with recreation ground. Accommodation includes hall, lounge, dining room, kitchen/breakfast, utility, WC, four double bedrooms, en-suite to the master, four piece bathroom, garage, driveway and garden with far reaching views.

Guide price £750,000

## Oving

Oving is a rural village renowned for its beautiful views over Buckinghamshire's finest agricultural landscape. The area falls into the catchment of Aylesbury and Buckingham Grammar Schools, and for those needing to commute, Aylesbury Vale Parkway is approximately 4.5 miles away and offers a direct train to London Marylebone (approximately 57 minutes). The village offers residents a local pub and restaurant, church, village hall and recreation ground. Nearby villages offer further amenities including Whitchurch, Winslow and Waddesdon. Buckingham, Milton Keynes, Aylesbury and Thame are all accessible via a network of local roads.

## Local Authority

Buckinghamshire Council

## Council Tax Band

Band F

## Services

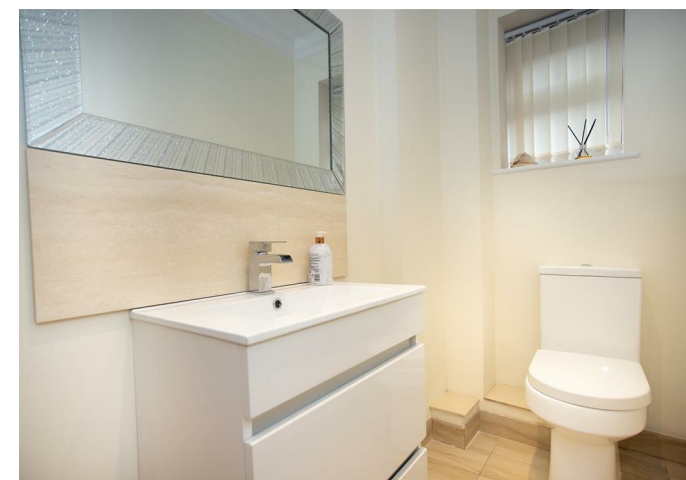
Water, Drainage & Electricity. Oil Heating.

## Entrance Hall

Doors to garage, utility, Downstairs WC, dining room, kitchen and glazed double doors opening into the lounge. Stairs rise to the first floor with a door under with stairs leading to a cellar. Under floor heating.







- Far Reaching Views Over Fields
- Cellar, Utility & WC
- En-suite To Master Bedroom
- Village Location
- Four Generous Bedrooms
- Under Floor Heating Downstairs
- Garage & Driveway
- No Upper Chain

#### **Downstairs WC**

Tiled floor, WC, wash basin with tiled splash back and built in vanity unit. Window to side.

#### **Lounge**

Set to the rear of the house with far reaching views, French doors and window to garden, feature fireplace and double doors from the entrance hall. Under floor heating.

#### **Dining Room**

Window to front, radiator and space for table, chairs and dresser. Under floor heating.

#### **Kitchen/Breakfast Room**

Comprising a range of base and wall mounted units with high gloss fronts, contrasting granite work tops with an inset sink with mixer tap, space for upright fridge freezer, space for a range cooker with built extractor over, integrated dishwasher breakfast bar, tiled splash backs and window overlooking the rear. Under floor heating.

#### **Utility Room**

Base and wall mounted units, granite work tops with inset sink with mixer tap, space for washing machine and tumble dryer, tiled splash backs, door and window to side. Under floor heating.

#### **Cellar**

Accessed via a stairway from the entrance hall.



Set in a sought after Buckinghamshire village and positioned with far reaching views over fields to the rear, this four bedroom detached property would make an excellent family home and set within easy reach of the village hall, recreation ground, Black Boy pub & restaurant and village church.



**Landing**  
Window to front, doors to all bedrooms and bathroom, airing cupboard and loft hatch.

**Master Bedroom**  
Generous room with far reaching views to the rear, radiator and door to the En-suite.

**En-suite**  
Comprising of a four piece suite including a vanity sink with storage, WC, bidet and a tiled shower cubicle. Tiled walls and flooring, window to the side, shaver point and a heated towel rail.

**Bedroom Two**  
Generous room with window to front and radiator.

**Bedroom Three**  
Built in wardrobe, window to rear with far reaching views and radiator.

**Bedroom Four**  
Window to front and radiator.

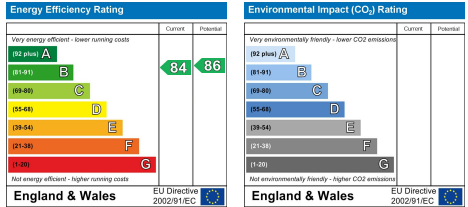
**Bathroom**  
Comprising of a five piece suite including separate shower cubicle, panelled bath, bidet, WC, vanity sink with storage, tiled floors, half height tiled walls, window to side and shaver point.

**Parking & Garage**  
Driveway for a number of vehicles leading to a single garage with an up and over light power and courtesy door to the house.

**Front Garden**  
Enclosed with a retaining wall and landscaped with well stocked borders with established planters and bushes, gated side access leading to the rear garden.

**Rear Garden**  
Far reaching views over rolling countryside, an area of lawn and paved patio.

**Buyer Notes**  
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







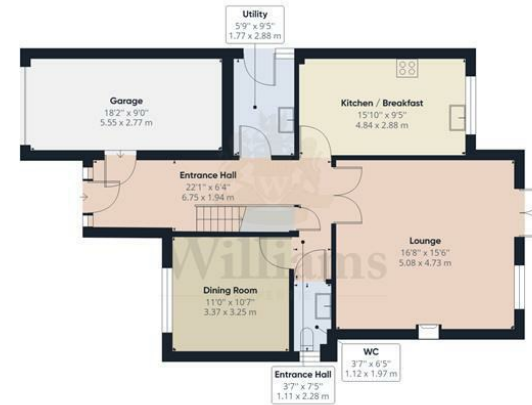




Floor -1 Building 1



Floor 1 Building 1



Floor 0 Building 1



Approximate total area<sup>(1)</sup>

1925.96 ft<sup>2</sup>

178.93 m<sup>2</sup>

Reduced headroom

13.51 ft<sup>2</sup>

1.25 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: www.williams.properties  
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.