



Set at the heart of the village of Whitchurch and commanding extraordinary, uninterrupted views across the Vale of Aylesbury, Bolebec House is a substantial and atmospheric country residence of exceptional architectural interest. Constructed of stone and brick beneath a gabled façade, the house has evolved organically over four centuries, resulting in a home of great character, depth and flexibility.

The House.

The earliest part of the house dates to the 16th century, still clearly identifiable in the library wing, reputedly built using stone salvaged from the ruins of nearby Bolebec Castle. Subsequent centuries introduced thoughtful additions and refinements, most notably during the Victorian period, evident in the elegant staircase and brick elevations. In the early 20th century the house was home to the family of celebrated artist Rex Whistler, who famously painted The Vale of Aylesbury from the grounds in 1933.

In recent years, the current owners have undertaken an extensive and sensitive programme of refurbishment and modernisation, preserving the home's historic integrity while introducing contemporary comforts. The addition of a bespoke orangery in 2022 has further enhanced the connection between the house, gardens and views.

The accommodation extends to approximately 5,486 sq ft, arranged over three floors, and offers outstanding versatility. An integral west wing can function as guest accommodation, a self-contained annexe or a professional home office with independent access.

Principal Reception Spaces.

The formal entrance hall, with its striking Victorian pseudo-Jacobean staircase, sets an immediate tone of elegance. Limestone floors with underfloor heating flow through much of the ground floor, creating cohesion and understated luxury. The open-plan kitchen/breakfast room is a superb family and entertaining space, measuring over 25 feet in length. Dual aspect, it features bi-fold doors opening onto the rear terrace, a traditional five-oven AGA set within a substantial chimney breast, and a newly fitted Shaker-style kitchen with quartz work surfaces

and a central island.

Sliding doors lead through to a generous dining room, seamlessly connecting to the orangery beyond. This beautifully designed space enjoys south and east-facing glazing, a lantern roof with electronic ventilation, air conditioning, and bespoke cabinetry an exceptional vantage point from which to enjoy the gardens and far-reaching views throughout the seasons.

Further reception rooms include a characterful library/sitting room within the original 16th-century structure, featuring rich panelling, extensive shelving and a wood-burning stove, as well as a snug/cinema room and a refined study with stained glass bay window.

Bedroom Accommodation.

The principal suite occupies a prime position on the first floor and has been conceived in the style of a luxury hotel. It includes a private drawing room with original fireplace, a serene bedroom with fitted storage, and a beautifully appointed en suite bathroom with roll-top bath and walk-in shower.

There are six further bedrooms arranged across the upper floors, most with en suite facilities, combining historic charm exposed beams, leaded windows and vaulted ceilings with modern comfort and excellent storage.

Thatched Barn Annexe.

Attached yet independent, the newly converted 17th-century thatched barn provides an exceptional additional dwelling, ideal for extended family or guests. It offers a kitchen, sitting room, shower room and two vaulted bedrooms, all finished to a high standard and enjoying views across the grounds.

Gardens, Parkland & Grounds.

The 3.5 acres of gardens and paddock are a defining feature of Bolebec House and have changed little since Whistler's time.

Formal gardens immediately surround the house, with terraces, lawns and mature planting designed to frame the panoramic views.

Beyond lie parkland-style gardens enclosed by hedging and fencing, dotted with specimen trees and apple orchards. A charming water garden with pond, waterfall and stone bridge adds to the sense of tranquillity.

Situation.

The property is ideally situated for commuters, with Leighton Buzzard Station offering a direct service to London Euston in approximately 30 minutes, and Aylesbury Station providing connections to London Marylebone in around an hour. Oxford itself lies just 30 miles to the west, while road links via the M1, M40, A41, and M25 offer further convenience for travel by car. London Luton Airport can be reached in around 40 minutes, with London Heathrow a little over an hour away. Whitchurch itself is a well-regarded Buckinghamshire village with everyday amenities including a shop/post office, public house, church and school. Aylesbury lies approximately 5.2 miles away, providing comprehensive shopping, cultural and educational facilities, as well as a mainline railway station. Excellent schooling is available locally too, including Swanbourne House and Stowe School, alongside highly regarded grammar schools in Aylesbury.

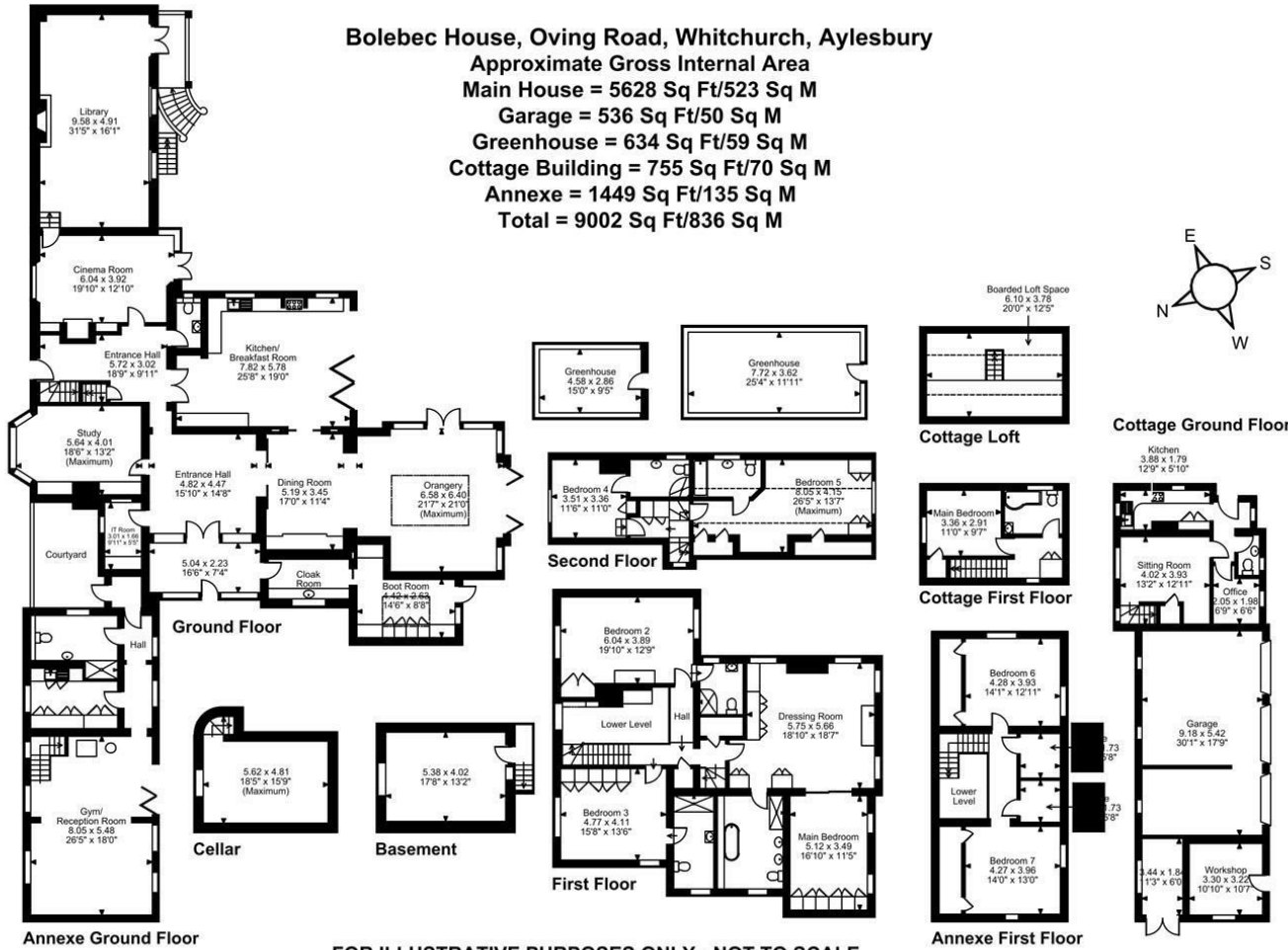








Bolebec House, Oving Road, Whitchurch, Aylesbury
 Approximate Gross Internal Area
 Main House = 5628 Sq Ft/523 Sq M
 Garage = 536 Sq Ft/50 Sq M
 Greenhouse = 634 Sq Ft/59 Sq M
 Cottage Building = 755 Sq Ft/70 Sq M
 Annexe = 1449 Sq Ft/135 Sq M
 Total = 9002 Sq Ft/836 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

