

Russell & Butler

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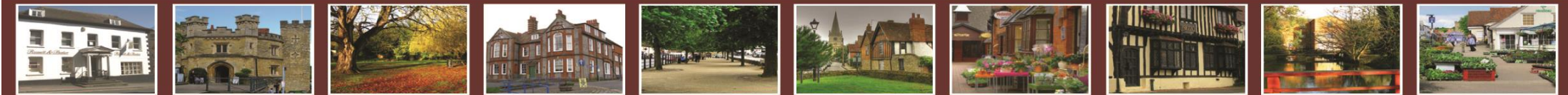
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Tudor House 225 Wendover Road Aylesbury HP21 9PB

Guide Price £960,000 Freehold

A Grade 11 Listed "Country House in the town" set in grounds of about half an acre. Built in 1915 in the Arts and Crafts style mirroring the charm and character of the Tudor period. Attached Clinic with reception, treatment rooms and 25ft Gymnasium.



Description

A Grade 11 Listed "Country House in the town" built in 1915 in the Arts and Crafts style with approximately 4000 sq ft of accommodation. As the name suggests the property was built as a close copy of a Tudor House with much exposed panelling and beams, leaded light windows giving the house great character. The attached Surgery/Clinic has a reception area, cloakroom, shower and changing room and a 25ft x 20ft Gymnasium/Studio. There is a parking area for about 15 cars and a detached Double Garage. Outside the South West facing gardens extend to approximately half an acre and have many tall specimen trees and mature hedging.

Location

Tudor House is located in one of the towns best residential roads on the prestigious south side, within easy reach of the town centre and its many facilities. The train stations either at Stoke Mandeville or at Aylesbury are about a mile away with a fast frequent service to London Marylebone in around an hour on the Chiltern Line. The property is within the catchment for the Grammar and High schools and near to a good junior school. Tudor House is within walking distance of Bedgrove which offers a variety of shops, supermarkets and a GP surgery. Aylesbury itself has shopping, restaurants and social facilities. There is the Waterside theatre, a cinema complex, the

Aqua Vale Swimming Pool and Gym. There are two Tescos and a Waitrose supermarkets.

Reception Hall

Oak front door with floral leaded light panel. Parquet floor. Beamed ceiling. Understairs cupboard. Oak staircase. Panelled walls

Dining Room 15' 0" x 14' 1" (4.58m x 4.28m)

Bay window. Door to gardens. Inglenook fireplace with brick fireplace, mantle and shelving. Bench seat. Parquet floor. Beamed ceiling

Drawing Room 24' 6" x 14' 8" (7.46m x 4.46m)

Double aspect. Minster stone fireplace with timber surround and mantle. Parquet floor. Bay window. Beamed ceiling. Concealed door with bookcase to clinic.

Breakfast Room 15' 0" x 11' 11" (4.56m x 3.63m)

Parquet floor. Cupboard housing gas fired boiler. Ceiling beams

Kitchen 9' 11" x 11' 11" (3.03m x 3.63m)

Range of floor and wall units incorporating one and a half bowl stainless steel sink unit. Tiled work surfaces. Belling Cooking Range with extractor hood over. Stone arch. Walk in larder cupboard.

Utility room

Range of floor and wall units. Plumbing for washing machine.

First floor Landing

Shelved cupboard

Bedroom 1 10' 4" x 10' 0" (3.14m x 3.05m)

Wash basin. 2 Wardrobe cupboards

Bathroom adjacent

Suite of whirlpool bath with shower attachment. Low level WC. Bidet. Pedestal wash basin. Wooden floor

Bedroom 2 14' 3" x 12' 4" (4.35m x 3.76m)

Wooden floor. Recess for bedhead with wardrobe and storage cupboards. Bedside cabinets and display alcoves. Bay window.

Bedroom 3 14' 3" x 12' 10" (4.35m x 3.91m)

Open fireplace with timber mantle. Shelved cupboard. Bay window. Vanity unit.

Shower Room

Tiled Shower Cubicle. Low level WC. Pedestal wash basin. Ladder radiator.

Bedroom 4. 13' 10" x 11' 10" (4.22m x 3.60m)

Vanity unit. Ceiling beam. Bay window.

Bedroom 5 11' 11" x 11' 6" (3.64m x 3.50m)

Vanity unit. Picture rail.

Second Landing

Interconnecting door. Staircase to Clinic Reception

Bedroom 6/Treatment Room 23' 1" x 3' 7"
(7.04m x 1.09m)

Storage cupboard

The Clinic

Separate front door to Car Park

Reception Area 17' 6" x 15' 5" (5.33m x 4.71m)

Exposed beams and stonework

Cloakroom

pedestal wash basin. Low level WC

Changing Room and Shower

Tiled shower cubicle. Low level WC. Vanity unit. Worcester gas boiler. Part tiled walls

Treatment Room 12' 1" x 8' 9" (3.69m x 2.66m)

Laminated floor. Vanity unit with floral basin.

Gymnasium 25' 7" x 20' 2" (7.80m x 6.15m)

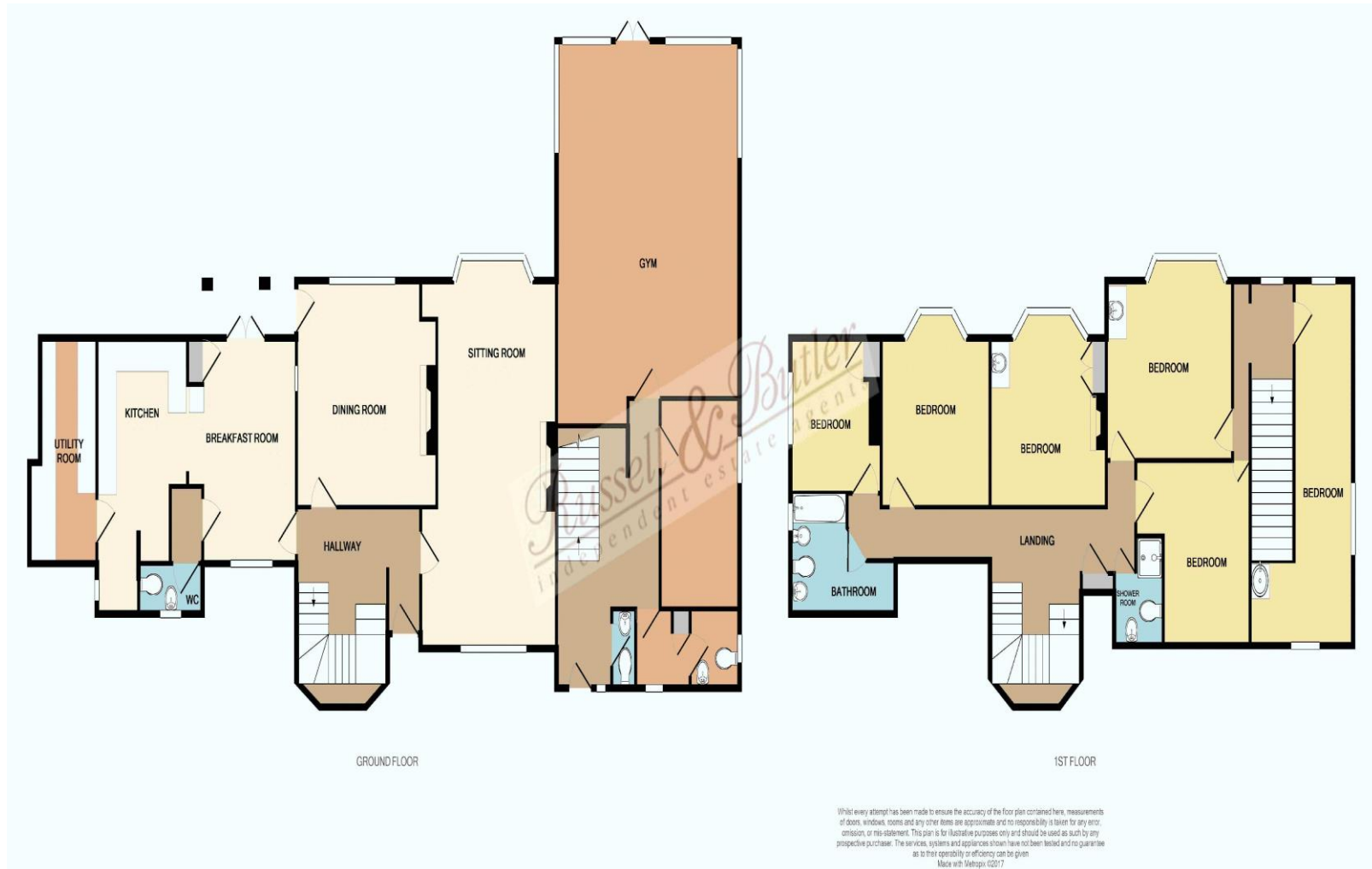
Windows to 3 sides giving views over the gardens. French windows Office area
Concealed door to the main accommodation.











All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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