







**£975,000**

Situated in a quiet no through road in the Buckinghamshire village of Wingrave this beautifully presented 19th century former public house is now welcomed to the market as a four bedroom detached home which offers an abundance of character throughout with a large lounge with two feature fireplaces, kitchen/dining room, study, family bathroom, main bedroom with ensuite and views over the Chiltern hills. Standing on a large plot which includes an enclosed rear garden, driveway parking for several cars and large detached garage (former stabling)

# Property Description

## ENTRANCE

Door to study.

## STUDY

Four double glazed windows. Radiator, door to side, parquet flooring, door to lounge.

## LOUNGE/FAMILY ROOM

Three double glazed windows to front aspect, double glazed window to side aspect. Folding door to kitchen/dining room, two feature fireplaces with one housing wood burner.

## DINING ROOM

Double glazed window to rear aspect, window to side aspect, radiator.

## KITCHEN

Double glazed windows to side and rear aspects, double glazed Velux window to rear. Single drainer sink with mixer tap, space for range cooker with extractor fan over, integrated dishwasher, space for under counter fridge, integrated washing machine, radiator, opening to dining room.

## LANDING

Double glazed window to side aspect. Door to stairs rising to second floor, radiator, airing cupboard housing water cylinder, doors to bedrooms and bathroom.

## BEDROOM ONE

Two double glazed Velux windows to front aspect, two triple glazed windows to rear aspect with Juliet balconies. Built-in wardrobes, door to en-suite, radiator, eaves storage.

## EN-SUITE

Double glazed Velux window to front aspect. Walk-in shower cubicle, pedestal wash hand basin, low level WC, exposed brickwork, heated towel rail.

## BEDROOM TWO

Two double glazed windows to front aspect, double glazed window to side aspect. Built-in wardrobe, radiator.

## BEDROOM THREE

Double glazed windows to front and side aspects. Radiator.

## BEDROOM FOUR

Double glazed window to side aspect. Radiator.

## BATHROOM

Double glazed window to rear aspect. Low level WC, pedestal wash hand basin, ball and claw bath with mixer tap and shower attachment.

## OUTSIDE

## PARKING

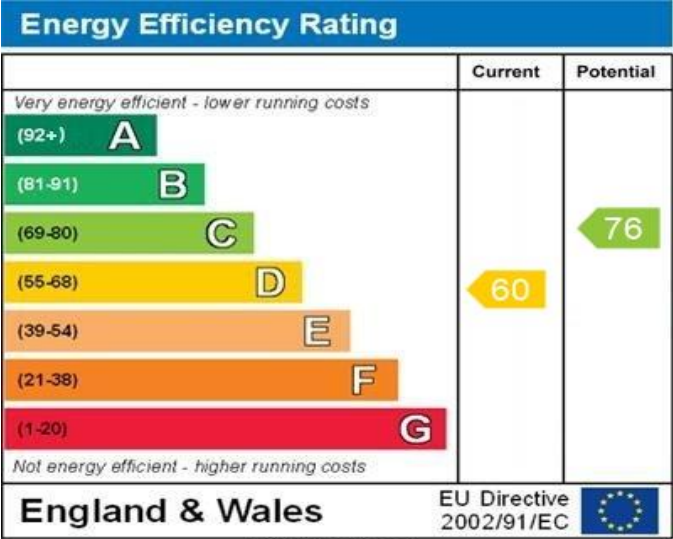
Driveway parking for several cars.

## REAR GARDEN

Mainly laid to lawn with mature flower and shrub beds, patio area, well, side access, outside WC with low level WC and pedestal wash hand basin.

## OUTBUILDING

Power and light, stairs rising to boarded loft area, up and over door.



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