



Cobblershill lane, Wendover, Buckinghamshire, HP22 6QD



Christopher Pallet
Professional advice since 1973

Cobblershill lane,
Wendover,
Buckinghamshire,
HP22 6QD

Guide Price £650,000 Freehold

Nestled in a tranquil rural setting with picturesque views of the surrounding countryside, this Semi-detached Rothschild cottage offers a peaceful retreat. Featuring four bedrooms, this charming home also presents ample potential for extension and improvement, subject to obtaining planning permission. Set on a plot approaching a third of an acre, the property boasts convenient driveway parking to the side and a sizable rear garden.

The accommodation comprises an entrance hall, cloakroom/wet room, sitting room, dining room, kitchen, four bedrooms, and a bathroom. With its scenic location and scope for enhancement, this property provides an appealing opportunity to create a comfortable countryside residence tailored to your preferences.

Cobblershill lane is a turning right off the London Road passed the Firecrest public house. Situated in the a rural setting with views of rolling countryside in every direction. The perfect setting for the discerning buyer looking for a tranquil way of life. Wendover is a sought after village at the foot of the Chiltern Hills with a picturesque village centre. There are a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone taking less than 50 minutes.





Potential to further extend this semi detached Rothschild cottage



On The Ground Floor

The front door opens to the entrance hall with stairs rising to the first floor and doors to several ground floor rooms. The Sitting room is to the front of the property with a fireplace and an opening to the dining room. A door leads to the ground floor shower/cloakroom from the dining room as well as a double glazed door to the front. The kitchen is to the rear with a range of cupboards providing storage with worktops over and space for appliances, double doors lead to the conservatory which over looks the rear garden

On The First Floor

The landing has a storage cupboard and provides access to all first floor rooms. There are four bedrooms all of a

generous size with views across rolling countryside. The bathroom is a wet room with a low level wc, wash basin and a shower.

Outside

The garden to the rear of this cottage is an absolute delight as it offers un spoilt views across the fields with an abundance of mature trees and hedgerows in the distance giving the property a very sheltered location. Measuring in excess of 180ft of mainly lawn enclosed by post and rail fencing to the boundaries. A vegetable plot and flower beds to the raised patio seating area. The front garden provides ample parking for numerous vehicles and a mature hedge to the front boundary. Views to the front again across rolling countryside towards Wendover.

Directions

Leave Wendover towards Great Missenden on the A413 take the first right after the Firecrest public house in to Cobblers Hill Lane and the property is on your left hand side clearly noted by one of our prominent For Sale boards.

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

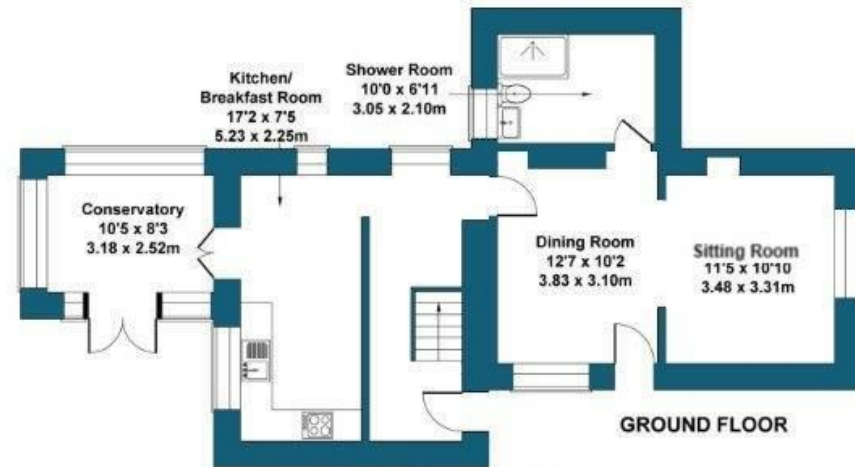
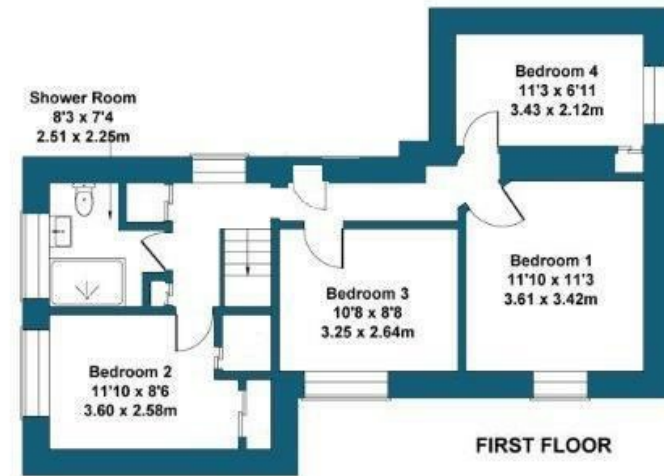
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



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Approximate Gross Internal Area
1292 sq ft - 120 sq m
Not to Scale.
For Illustrative Purposes Only.



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