



Hale Lane, Wendover, Buckinghamshire, HP22 6QR



Christopher Pallet
Professional advice since 1973

Hale Lane,
Buckinghamshire,
HP22 6QR

Guide Price £1,500,000
Freehold

SOLD STC - If you are considering selling your home, please contact us on 01296 625000 to discuss how we can help you achieve your dream move.

An attractive character family home with tremendous potential, set in an idyllic and private position nestled in the Chiltern Hills, surrounded by approx. 7 acres of private grounds.

Now requiring a degree of modernisation, the light and spacious living accommodation is arranged either side of a welcoming reception hall and comprises four reception rooms, a drawing room with stunning open fireplace, a living room, a formal dining room with open fire, and a farmhouse style kitchen/breakfast room with separate utility room, pantry and cloakroom. The generous bedroom accommodation is made up of four double bedrooms served by a family bathroom.

All viewings of this property are strictly by appointment only.





An attractive character family home with tremendous potential, surrounded by several acres of private grounds

A real stand out feature of the property is its outstanding position, approached via a gated private lane, this detached home has grounds of seven acres made up of formal gardens and private woodland. There is a double garage with driveway parking and further outbuildings within the gardens which provide further potential.

Hale Lane is situated just on the outskirts of Wendover, a picturesque market town situated at the foot of the Chiltern Hills. A full range of shopping and leisure facilities are available in the

town, with a wider range of shops and amenities found in the nearby town of Aylesbury. The exclusive Ellesborough Golf Club is close by. Schools in the locality are, John Hampden, John Colet in Wendover and boys and girls grammar schools can be found in Aylesbury. The nearby mainline train station at Wendover is within easy reach of London Marylebone, taking approx. 50 minutes and Birmingham can also be easily reached from Princes Risborough station. The A41 provides access to the M25 and motorway networks.



Directions

At the roundabout by the clock tower, head onto the Tring road then first right into Hale Road. Take a left into Hale Lane and after 1.5 miles, the property is on the right. Follow the driveway and the property is in front of you. Council Tax - Band G

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	27
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details

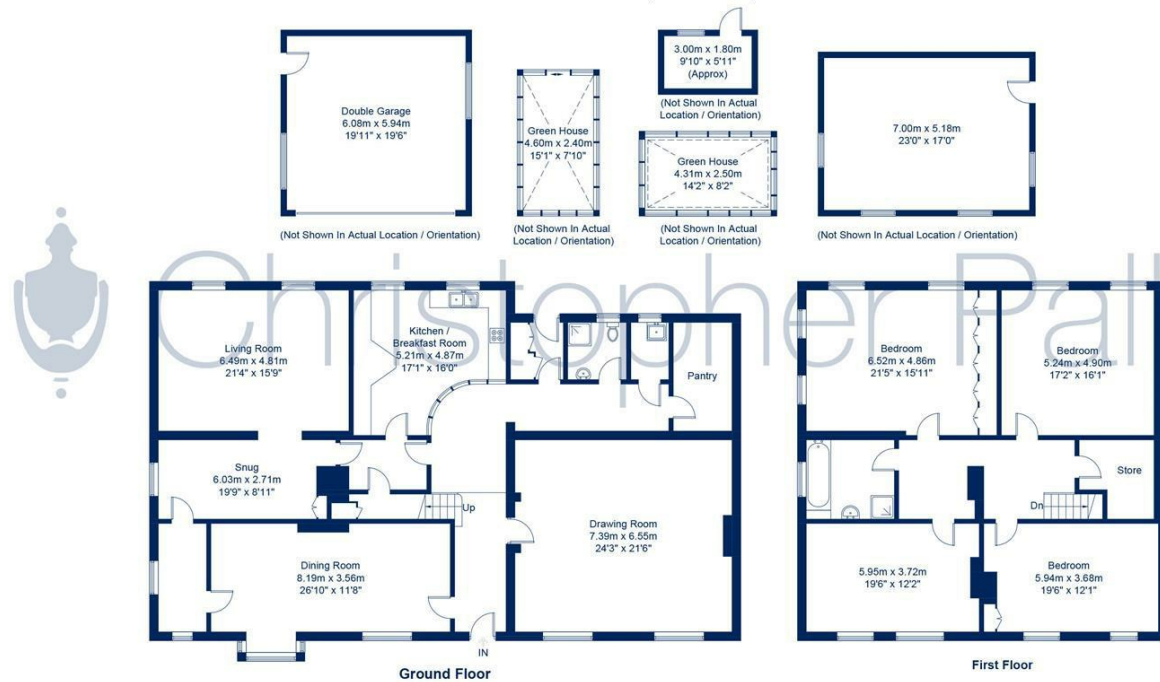


Christopher Pallet

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Uphill Farm House, Hale Lane
Total Approx. Floor Area 3867 sq ft / 359.3 sq m
Double Garage / Outbuildings 1075 sq ft / 99.9 sq m
Total 4942 sq ft / 459.2 sq m



All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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