



Halton Lane, Wendover, Bucks, HP22 6AR

 **Christopher Pallet**
Professional advice since 1973

**Halton Lane,
Wendover,
Bucks,
HP22 6AR**

**Guide Price £950,000
Freehold**

An exceptional opportunity to acquire this detached property on the outskirts of Wendover. This unique residence includes an adjoining yard and unit, offering significant potential for a home-based business, subject to applicable regulations.

The property features a welcoming entrance hallway, a well-appointed kitchen, a utility room, a cloakroom, a study, a spacious lounge/dining room, a playroom, and a family bathroom. The ground floor hosts the main bedroom, while the first floor offers three additional bedrooms, one with an ensuite, and a separate cloakroom. The exterior boasts driveway parking at the front and a beautifully landscaped, enclosed rear garden. The adjoining yard includes its own driveway access with secure double gates and a brick built double garage/unit.

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.





A detached property with an adjoining yard and unit offering fantastic opportunity

On The Ground Floor

The front door opens into an entrance hall, providing access to the office and leading into the kitchen. The kitchen is well-equipped with a range of eye and base level units, integrated appliances, and a breakfast bar. A door from the kitchen leads to the utility room. At the rear of the property, the living room features doors to the garden and an opening to the playroom. The main bedroom, situated on the ground floor, includes built-in wardrobes, a side window, and is conveniently located next to the family bathroom.

On The First Floor

The first-floor landing provides access to all rooms, including a cloakroom. There are three bedrooms on this floor, with the largest featuring built-in wardrobes and an ensuite bathroom.

Outside

The front of the property offers driveway parking for three vehicles. The landscaped rear garden features a variety of planted beds and borders, a patio seating area next to the house, and a gate leading to the yard.

The Yard

A second driveway with double gates leads to the adjoining yard. On the property, there is a double garage-sized brick-built unit, offering excellent potential for conversion into an office or various other commercial uses, subject to any necessary permissions.



Directions

From Wendover Clock Tower head along Aylesbury Road and after the park at the roundabout turn right into Halton Lane and the property is on the right hand side. Council Tax Band F

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		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

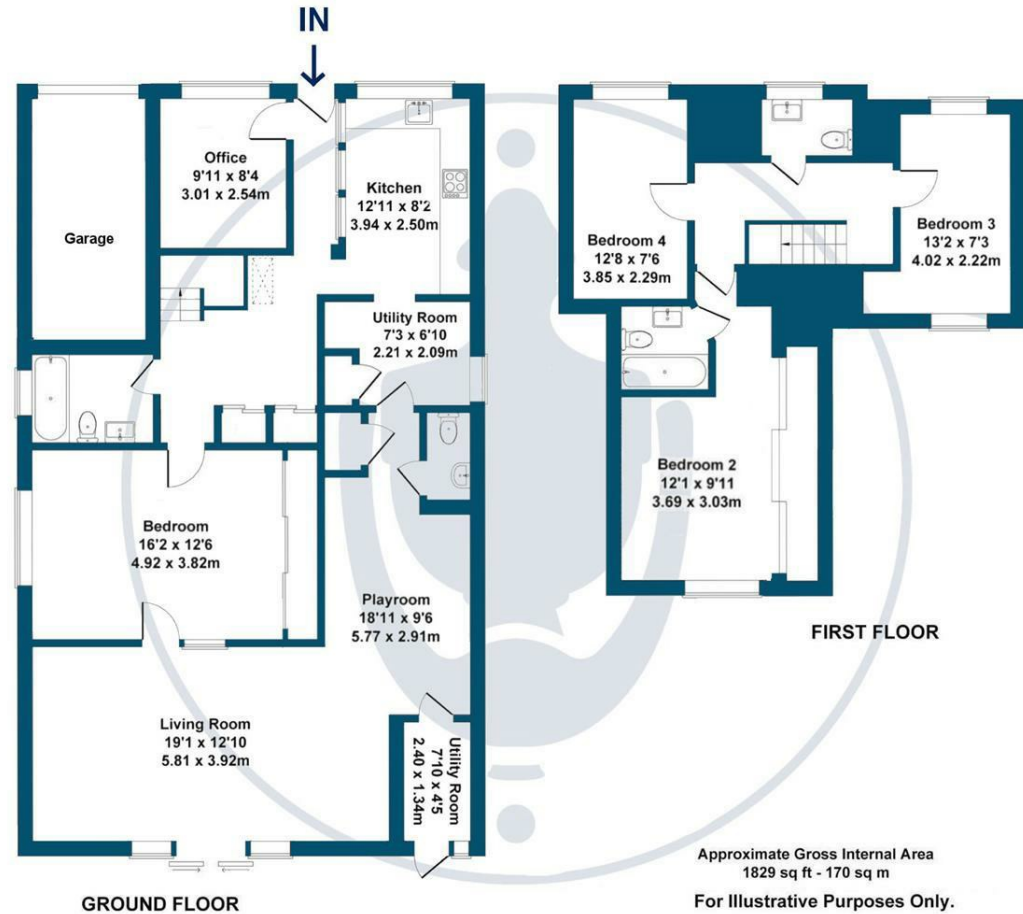
Viewing and Contact Details



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