



**Aylesbury Road, Wendover, Buckinghamshire, HP22 6JQ**



**Christopher Pallet**

Professional advice since 1973

Aylesbury Road,  
Wendover,  
Buckinghamshire,  
HP22 6JQ

## Offers In Excess Of £625,000 Freehold

A double fronted mellow brick period cottage set back from the road behind a wide verge just 150 yards from Wendover Clock Tower and the High Street. The cottage oozes charm and character with an inglenook fireplace and a proliferation of beams, including three rare cruck trusses. It is likely that purchasers will wish to modernise and possibly extend the kitchen and to carry out upgrading and redecoration. It is very unusual for a well located cottage with 3 bedrooms, a good garden and a garage to become available in Wendover so an early inspection is recommended.

The accommodation comprises; entrance vestibule, sitting room, dining room, kitchen, rear lobby, cloakroom, three bedrooms, bathroom, large rear garden and a garage.

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 Village cottage requiring updating set just 150 yards from the centre. 3 bedrooms, 100ft garden a garage

### On The Ground Floor

The hardwood front door opens to the entrance with access to both reception rooms. All rooms in this cottage benefit from a wealth of beams to both ceilings and walls. The sitting room is on the left with a brick inglenook fireplace which also serves the dining room which is to the right of the front door. There is a rear lobby with the stairs rising, a cloakroom and access to the kitchen which over looks the rear garden and has access to the garage.

### On The First Floor

The landing over looks the rear garden and provides access to all first floor rooms. There are three double

bedrooms and a large four piece white suite to the bathroom.

### Outside

To the side is a larger than average garage with wooden doors, an additional door leads to the large rear garden which is predominantly lawn enclosed with brick and flint walls.



## Directions

From our office proceed down the High street towards the clock tower, at the roundabout take the first left into Aylesbury Road and the property is located 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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing and Contact Details



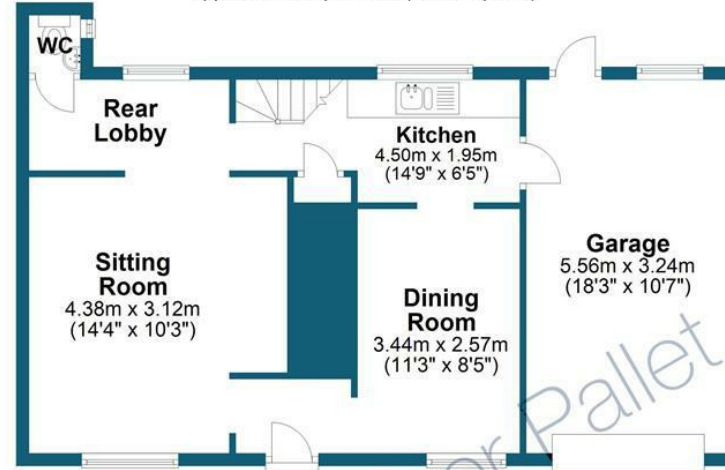
### Christopher Pallet

8 High Street  
Wendover  
Buckinghamshire  
HP22 6EA

wendover@christopherpallet.com  
www.christopherpallet.com

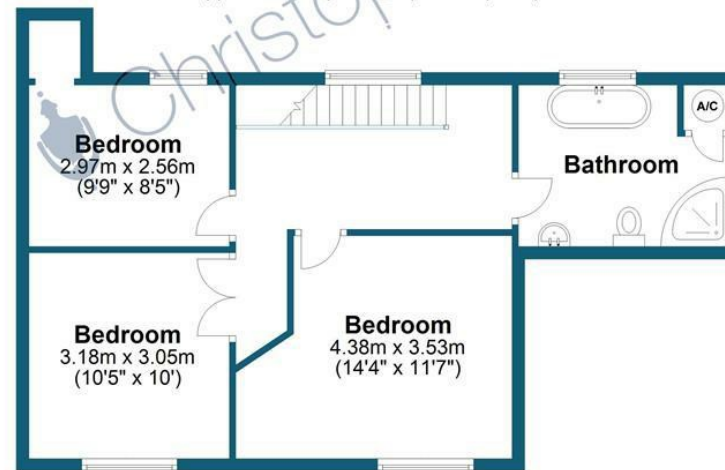
## Ground Floor

Approx. 65.4 sq. metres (703.4 sq. feet)



## First Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 120.0 sq. metres (1291.3 sq. feet)  
For illustration purposes only - not to scale



# Christopher Pallet

Professional advice since 1973