



Bryants Acre | Wendover | Buckinghamshire | HP22 6LA

 Christopher Pallet
Professional advice since 1973

**Bryants Acre
Wendover
Buckinghamshire
HP22 6LA**

**Guide Price £795,000
Freehold**

Christopher Pallet are delighted to offer this four-bedroom detached family home which is a true gem waiting to be discovered. The light and spacious accommodation offers versatility for the growing family. The well appointed kitchen, complete with the usual built in appliances with ample space for dining and access to the other reception rooms. With a double garage and parking for numerous vehicles at the front, parking will never be an issue for you or your guests. Situated on a corner plot in a peaceful cul de sac, this home provides a serene and private environment for you and your family. The convenience of a short walk to the village centre ensures easy access to local amenities and a vibrant community atmosphere. Having been completely renovated since 2016 by the present owners this home benefits from completely new heating and hot water systems with Hive, new windows and doors including the internal doors and much more which can be appreciated by viewing. Don't miss the opportunity to make this delightful property your own call for your viewing at your earliest opportunity.

- Detached family home
- Immaculately presented throughout
- Four bedrooms
- Well appointed kitchen/breakfast room
- Double garage
- Garden room





Beautifully presented detached family home a short walk from the village centre



Situated in a
Cul de sac on
a corner plot

On The Ground Floor

As you step through the front door, you are greeted by a bright and spacious hallway, setting the tone for the rest of this inviting home. To the left, you'll find a convenient cloakroom with a shower, and the staircase gracefully ascends to the first floor. Straight ahead, the hallway leads to the heart of the home: the kitchen, while double doors to the right open into the generously proportioned sitting room. This light-filled space features a large front-facing window and a door connecting back to the kitchen, creating an easy flow for daily living. The kitchen and breakfast room have been thoughtfully remodelled to provide a superb area for both cooking and entertaining. With a comprehensive range of floor and wall-mounted units, there is ample storage for all your culinary needs, and the space is complete with integrated AEG appliances. Two large windows allow natural light to flood the room while offering delightful views of the rear garden. A side door offers additional access, while another doorway leads into the family room. The family room is a wonderfully bright space, thanks to its dual aspect design, with patio doors that seamlessly open onto the rear garden, perfect for indoor-outdoor living and hosting gatherings.

On The First Floor

The landing on the first floor offers access to all four bedrooms, the loft, and a handy storage cupboard. The accommodation includes three spacious double bedrooms, each filled with natural light, as well as a well-proportioned single bedroom, ideal for use as a guest room or home office. Completing this level is a modern three-piece white bathroom suite, adding both style and practicality to the first floor.

Outside

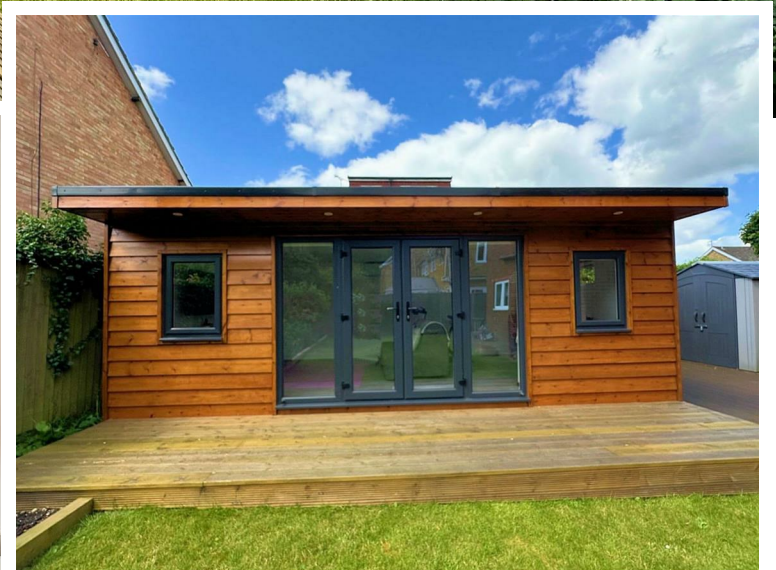
The front garden has been fully block-paved, offering ample parking for multiple vehicles in front of the double garage. The rear garden is a beautifully maintained space, featuring a well-kept lawn bordered by raised flower and shrub beds, adding vibrant greenery. To the side, a decked seating area provides the perfect spot for outdoor dining or relaxation. Additionally, there is a hard-standing area with a garden shed for extra storage. A recently installed garden room, ideal for use as a home office or studio, completes this versatile outdoor space, making it perfect for work-from-home needs or hobbies.

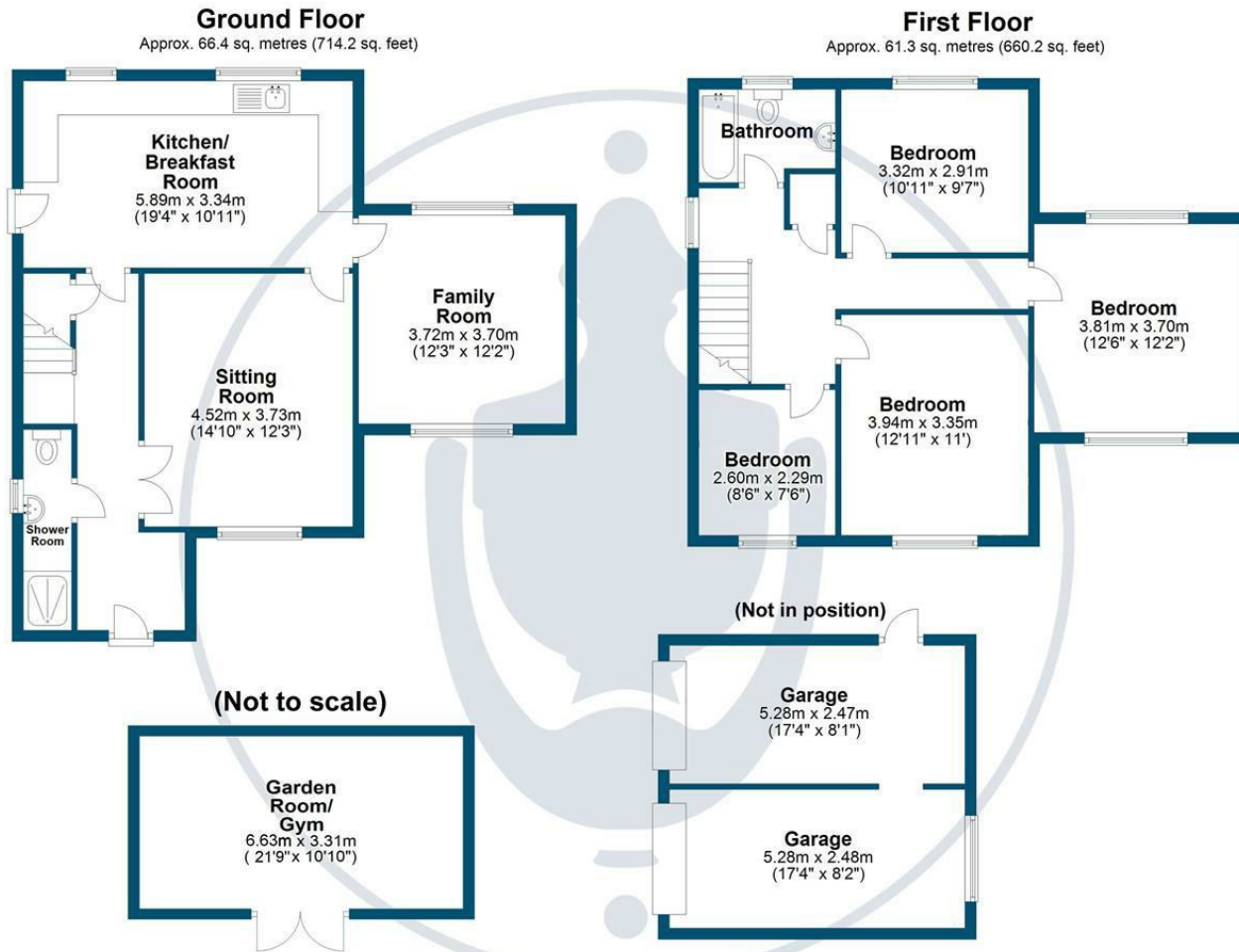


Location

Nestled amidst the scenic Chiltern Hills in the heart of rural Buckinghamshire, Wendover unveils itself as a coveted yet discreet gem. This charming market town, cradled at the foot of the Chiltern Hills, boasts a delightful town centre characterized by its picturesque allure. Explore the enchanting streets adorned with a diverse array of captivating shops and numerous enticing restaurants that add to the town's unique charm. Wendover offers a vibrant community life, with a bustling weekly market and educational opportunities catering to children of all ages. For those seeking connectivity to the bustling capital, Wendover is well-connected with a mainline railway station. Commuting to London Marylebone becomes a seamless experience, with regular trains whisking you to the heart of the city in less than 50 minutes. Wendover stands as a hidden treasure, blending the tranquility of rural living with the convenience of urban access.

Council tax band F





Total Area approx: 175.7 sq. metres (1,891.4 sq. feet)
 House = 127.7 sq. metres (1374.4. feet)
 Garage = 26.2 sq. metres (282 sq. feet)
 Garden Room = 21.8 sq metres (235 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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