



Wendover Road | Aylesbury | Bucks | HP21 9LW

**Wendover Road
Aylesbury
Bucks
HP21 9LW**

**Offers Over £550,000
Freehold**

An exceptional opportunity to own one of Aylesbury's most iconic period homes, this stunning property is perfectly situated on the sought-after Southside, within catchment areas for the renowned William Harding School, Grammar Schools, and High School. Lovingly maintained by the current owners, the home exudes timeless charm, showcasing an abundance of beautifully preserved period features that make it truly unique.

The spacious and versatile accommodation includes a welcoming entrance hall, an elegant lounge, a formal dining room, and a bright kitchen/breakfast room. The property also benefits from a cellar offering excellent storage potential. Upstairs, the main bedroom boasts a luxurious ensuite and walk-in wardrobe, complemented by a generous four-piece family bathroom and three further double bedrooms. Outside, the double garage and beautifully established front and rear gardens complete this impressive home, offering the perfect blend of character and functionality.

Conveniently located, the property is a short drive from the A41, providing easy access to the M25, and just minutes from Aylesbury train station, where direct services to London Marylebone take approximately 55 minutes. This is a rare opportunity to acquire a remarkable family home in a prime location.





A stunning period home located in the sought after southside of Aylesbury with generous accommodation and a double garage to the rear



On The Ground Floor

The front door opens into a welcoming entrance hallway, featuring charming mosaic-tiled flooring, stairs rising to the first floor, and doors leading to all principal rooms. A door also provides access to stairs descending to the cellar, which offers excellent storage and potential for further use. The sitting room is a beautifully light space, highlighted by a large bay window, stripped wood flooring, an elegant open fireplace, and tall double doors connecting to the dining room. The dining room continues the timeless aesthetic with stripped wood flooring and a window overlooking the rear aspect. The kitchen is well-equipped with a wide range of units, a breakfast bar, spaces for appliances, windows to both the side and rear aspects, and a door leading directly to the garden. aspect. The kitchen has a wide range of units, a breakfast bar, spaces for appliances, windows to both side and rear aspects and a door to the rear garden.

On The First Floor

The first-floor landing provides access to all rooms on this level and stairs rising to the second floor. The main bedroom is a luxurious retreat, complete with a walk-in wardrobe, an en suite shower room, and a window overlooking the rear garden. The second bedroom on this floor is particularly spacious, featuring two windows to the front aspect. A generously proportioned family bathroom boasts a four-piece suite, including a freestanding bath and a separate shower cubicle, offering both style and functionality.



On The Second Floor

The second-floor landing includes a convenient storage cupboard, access to the loft space, and doors to two further double bedrooms. These bright and airy rooms provide additional flexibility, ideal for family living or as guest accommodation.

Outside

Set back from the road, the property benefits from a charming front garden, complete with a retaining wall and a pathway leading to the front door. The landscaped rear garden offers a delightful outdoor space, featuring a patio seating area adjacent to the house, stepping stones leading to the double garage, and well-established planting. The double garage, located at the rear, is accessed via a lane and provides off-road parking for two vehicles.

Situated less than a mile from Aylesbury town centre, this property enjoys a prime location with access to a wealth of amenities, including shopping, social and sports facilities, coffee shops, restaurants, and the renowned Waterside Theatre.

Aylesbury offers excellent educational options, catering to all ages with primary and junior schools, a secondary school, and highly sought-after grammar schools, all within a short walk of the property. The town also boasts a college and a university campus, making it an ideal location for families.

For commuters, Aylesbury railway station provides direct services to London Marylebone in approximately 55 minutes, and the nearby A41 offers convenient road links to the M25 and beyond.



Wendover Road
 Total Approx. Floor Area = 1875 sq ft / 174.2 sq m
 Cellar = 244 sq ft / 22.7 sq m
 Garage = 313 sq ft / 29.1 sq m
 Total = 2432 sq ft / 226.0 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.



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		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

76

57

Christopher Pallet Estate Agents
 8 High Street
 Wendover
 Buckinghamshire
 HP22 6EA

Call us on 01296 625000
 wendover@christopherpallet.com
 www.christopherpallet.com



Christopher Pallet
 Professional advice since 1973