



Aylesbury Road | Wendover| Buckinghamshire | HP22 6JG

 Christopher Pallet
Professional advice since 1973

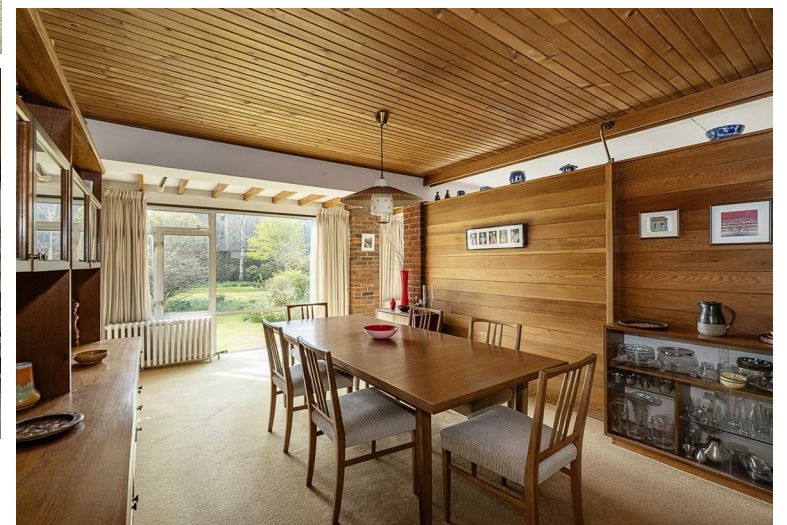
Orchard House
Aylesbury Road
Wendover
Buckinghamshire
HP22 6JG

Guide Price £950,000
Freehold

A Rare Opportunity - Secluded Location in a Prime Village Setting

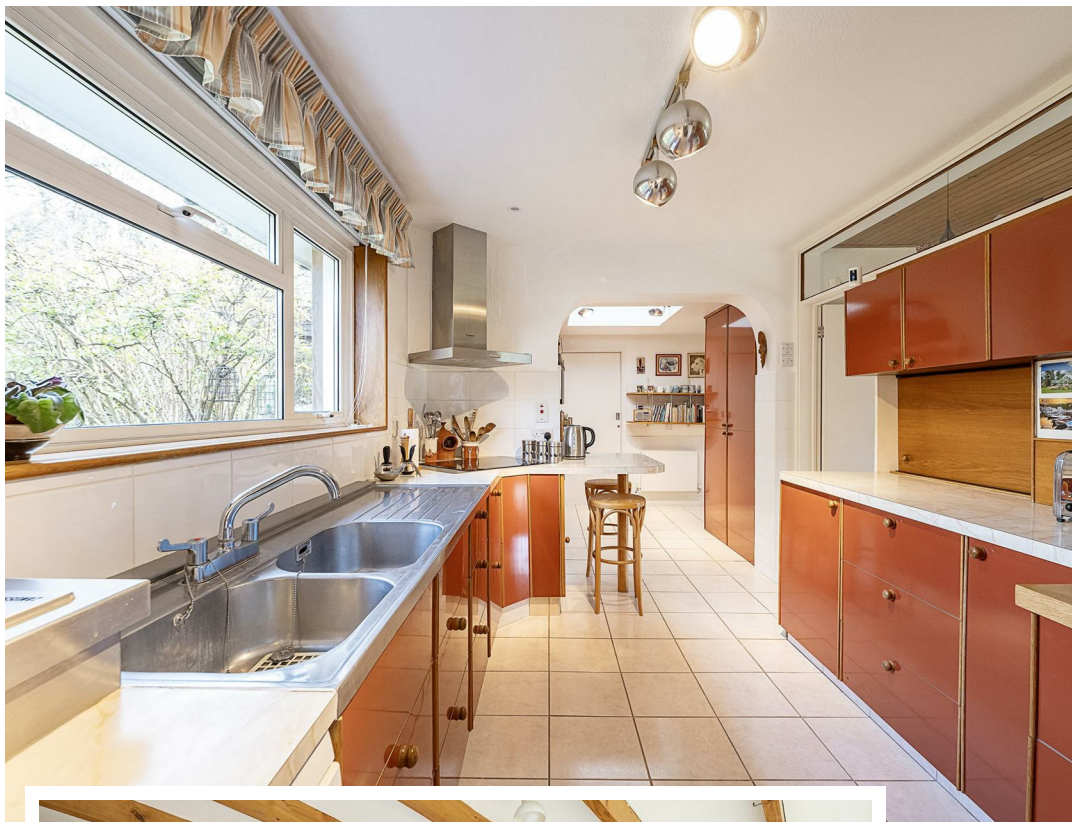
This bespoke, single-level residence offers a unique opportunity to acquire a truly individual home. Situated a short stroll from the heart of the village, the property combines privacy with convenience with a large south facing garden. Meticulously designed to the owner's specifications, this distinctive home showcases thoughtful architectural details and a layout tailored for comfortable living. Its secluded position provides a tranquil retreat, while still being within easy reach of local amenities. This exceptional property is ideal for discerning buyers seeking a bright and airy home in a sought-after location. With its unique design and prime setting, it represents a rare find in today's market.

- Individual Architect designed home
- Enjoying privacy and secluded location
- Flexible accommodation
- Three reception rooms
- Four/five bedrooms
- South facing garden
- Viewing by appointment only





Individual designed family home
located in a traffic free location
close to the village centre



Versatile home set centrally on a generous plot

Accommodation

This individual, architect-designed, single-storey residence is a rare gem. Thoughtfully designed and beautifully positioned, the home offers versatile living spaces and a strong connection to its surrounding gardens. Upon entering, a spacious and welcoming hallway sets the tone, featuring a cloak cupboard and access to the principal reception rooms. The generous sitting room is a standout space, centred around an open fireplace with an attractive brick surround. Floor-to-ceiling windows span the rear elevation, flooding the room with natural light and offering delightful views of the established south facing rear garden. The sitting room flows seamlessly into the dining room, which also enjoys full-height windows overlooking the garden, creating a perfect setting for both formal entertaining and relaxed family dining. From here, doors open to both the kitchen and a third reception room. The third reception room currently used as a family room features a large built-in storage cupboard, a side aspect window, and patio doors that lead directly to the rear garden. A further internal door provides access to the kitchen, enhancing the home's practical layout. The kitchen overlooks the front garden and is fitted with a comprehensive range of both eye-level and base units, offering ample storage and workspace. There is provision for all the usual appliances, and the layout makes excellent use of the space. Leading from the kitchen, the substantial utility room is fitted with a double drainer sink, additional storage cupboards, and plumbing for laundry appliances. This functional space gives access to a cloakroom, the garage, and a separate workshop. Both the garage and workshop benefit from direct access to the front and rear gardens, providing scope for further development or use as hobbies/work-from-home spaces.



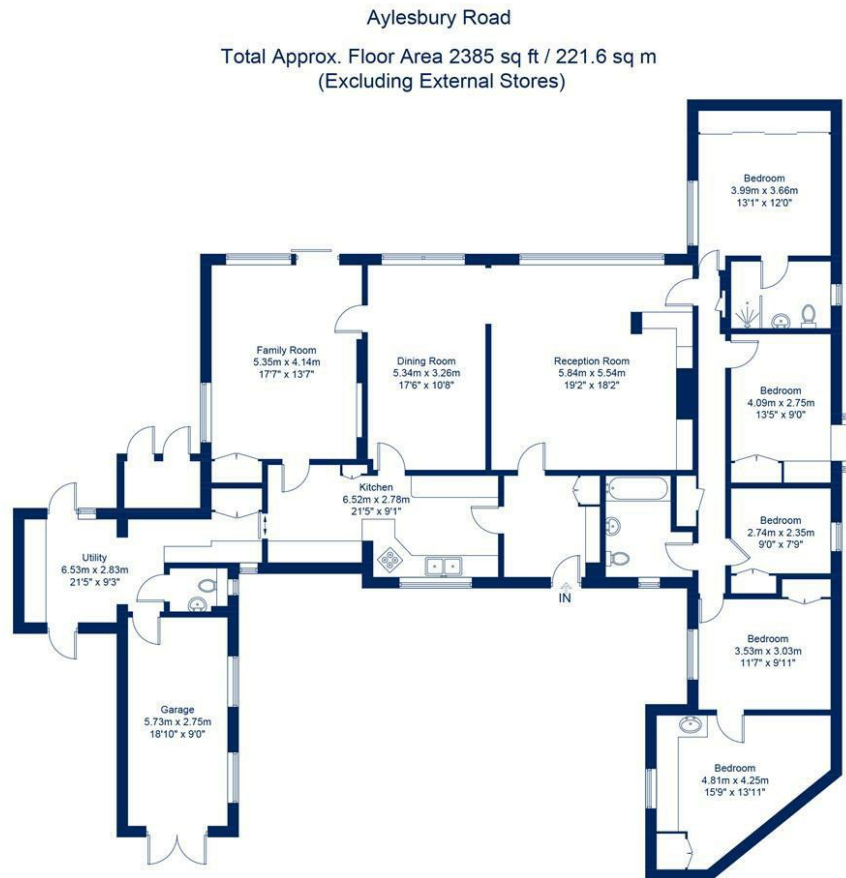
The bedroom wing of the property offers a peaceful and private retreat, comprising four to five well proportioned bedrooms. The principal bedroom is a generous space, thoughtfully fitted with a range of built-in wardrobes and served by its own ensuite shower room. The additional bedrooms are all comfortable doubles of varying sizes, providing flexible accommodation to suit family living or guests. The fourth bedroom enjoys a unique layout, leading through to an adjoining room that offers excellent versatility deal as a fifth bedroom, dressing room, or a dedicated home office for those seeking a quiet space to work from home.

One of the most exceptional features of this unique home is the remarkable sense of privacy and tranquility offered by its beautifully established gardens. The rear garden is a true sanctuary, thoughtfully designed with multiple seating areas to capture the sun at different times of day perfect for relaxing or entertaining. A charming pond nestles to one side, leading to a generous lawn bordered by an abundance of mature shrubs, flowering beds, and specimen trees. There is also a well-tended vegetable plot, greenhouse and a wealth of hidden corners to explore and enjoy. To the front, the property is set well back from the road and approached via a gravel driveway, providing ample parking for several vehicles. A central pathway meanders between two neat lawn areas and mature planting beds, leading to the front door. The front boundary is framed by a well-maintained hedge, enhancing the home's privacy and curb appeal. Gated side access is available to the right-hand side of the property, along with access to the single garage, which also benefits from parking directly in front.

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 towns 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 in less than 50 minutes.

Council Tax Band G





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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	58	
(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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