



Fleming Road | Wendover | Buckinghamshire | HP22
5PZ

 Christopher Pallet
Professional advice since 1973

**5 Fleming Road
Wendover
Buckinghamshire
HP22 5PZ**

**Guide Price £1,100,000
Freehold**

An exceptional five-bedroom detached residence, beautifully positioned within The Beeches at Nightingale Woods—an exclusive enclave of just eleven distinguished family homes. This superb property has been extensively remodelled and upgraded by the current owners to an exacting standard, offering generously proportioned and elegantly designed living spaces throughout. From the high-quality finishes to the thoughtfully reimaged layout, every detail has been carefully considered to create a luxurious yet practical home tailored for modern family life.

The accommodation comprises: entrance hallway, cloakroom, spacious sitting room, family room open plan to the kitchen, dining room, additional snug, utility room, five bedrooms, two with ensuite facilities, family bathroom. Outside office space in a self contained building.

To the front of the house is a brick paved driveway providing parking for several vehicles, which leads to the front door. There is a large, landscaped rear garden with an exclusive woodland copse to the rear, shared with the other properties at The Beeches.





An Exceptional Family Home With
Generous Accommodation & Gardens
Updated To A High Quality Specification



Stunning open plan
versatile living
accommodation

On The Ground Floor

The front door opens into a welcoming entrance hallway, featuring stairs rising to the first floor, a convenient cloakroom, and access to all principal ground floor rooms. The sitting room, positioned at the front of the house, provides a peaceful retreat with natural light pouring in through large windows. To the rear, the family room seamlessly flows into a generous open plan kitchen and dining space, creating the heart of the home. This impressive area has been thoughtfully designed with a contemporary range of re-fitted wall and base units, complemented by a striking central island perfect for casual family meals or hosting guests. The kitchen is fully equipped with high-specification integrated appliances and enhanced by two sets of bi-fold doors in the dining area that open directly onto the rear garden, blurring the line between indoor and outdoor living. The space is further enriched by stylish Herringbone Karndean flooring, adding warmth and character. Off to one side, a dedicated seating area with double doors to the garden. A well-appointed utility room with side access offers practical convenience and completes the ground floor accommodation.

On The First Floor

The spacious master bedroom is a true sanctuary, featuring a private dressing area, a walk-in wardrobe, and an ensuite shower room, all thoughtfully designed to offer both comfort and luxury. The guest bedroom also benefits from its own ensuite shower room. Bedrooms three and four are well proportioned double rooms, offering flexibility for family living, home offices, or guest accommodation. The fifth bedroom is a generously sized single perfect for a nursery or study as needed. A beautifully appointed four-piece family bathroom completes the upper floor, featuring a separate shower and bath, combining functionality with contemporary design.



Outside

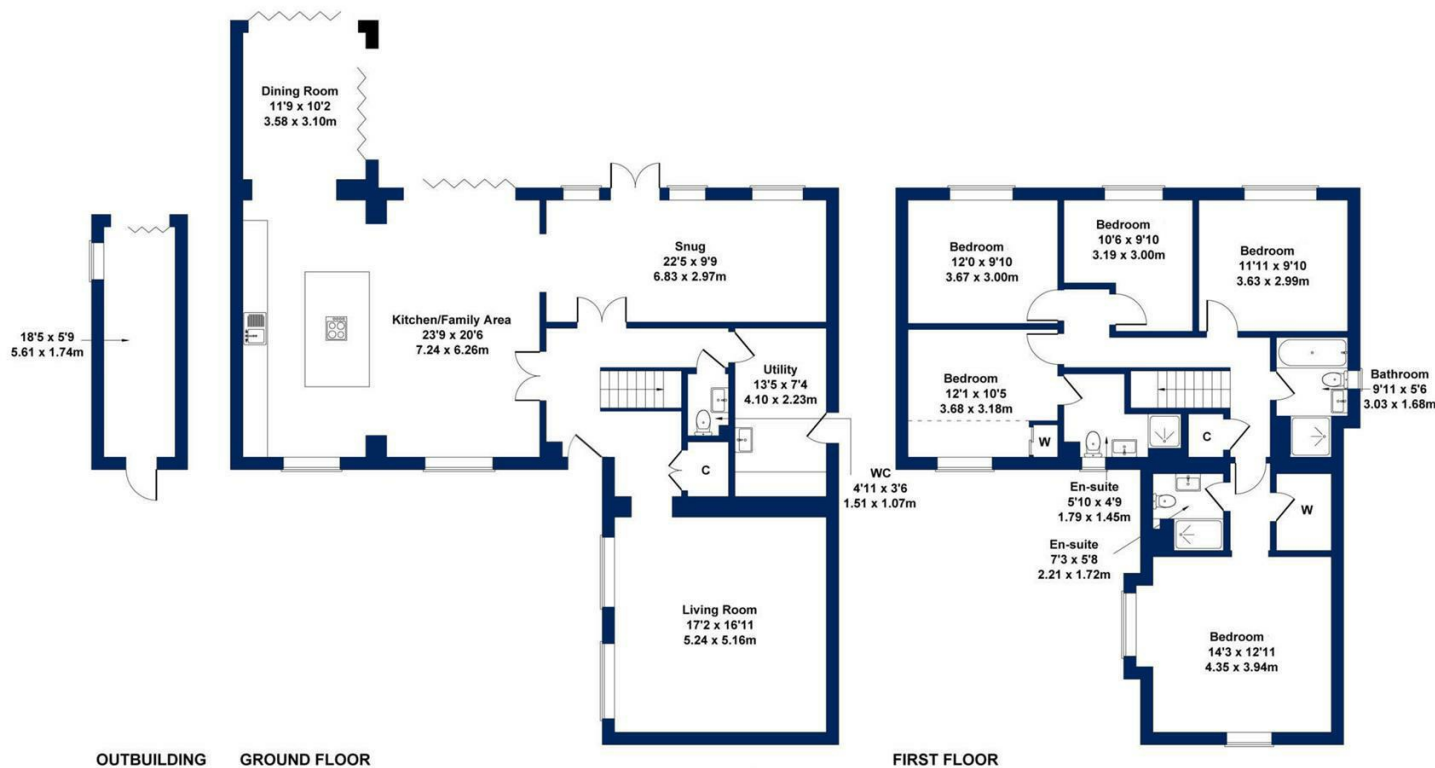
At the front of the property is a driveway providing parking for many vehicles enclosed by an attractive, white picket fence. The landscaped rear garden is an excellent size and has a patio seating area across the rear of the property and gate to the exclusive wooded copse.

Location

The Beeches at Nightingale Woods is an exclusive collection of family homes on the Princes Mary Gate Development in Wendover, a sought after Chiltern foot village with a picturesque village centre. There is 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.

Council Tax Band G





Approximate Gross Internal Area
 2605 sq ft - 242sq m
 For illustration purposes - not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	85
(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 	

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