



The Pennings | Wendover | Buckinghamshire | HP22 6JE

 Christopher Pallet
Professional advice since 1973

14 The Pennings
Wendover
Buckinghamshire
HP22 6JE

Offers In Excess Of £1,250,000
Freehold

**** OPEN DAY - SATURDAY 12th JULY - BY APPOINTMENT ONLY ****

Situated just off Wendover High Street in a highly sought-after location, this beautifully presented five-bedroom detached home offers spacious and versatile accommodation, ideal for family living.

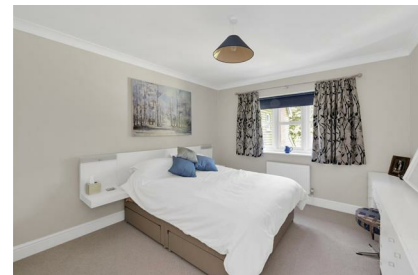
Maintained to a high standard, the property features: a spacious entrance hall, a cloakroom, sitting room with an attractive fireplace, a formal dining room with connecting doors, and study area. The well-appointed kitchen/breakfast room includes integrated appliances, with a separate utility room. Upstairs, the property offers a superb master bedroom with en-suite shower room and a large dressing room, a second double bedroom with en-suite, three further well-proportioned bedrooms, and a modern family bathroom.

Externally, the home enjoys a private and well-maintained plot with landscaped gardens. Driveway parking for several vehicles and a double garage. The rear garden includes a lawn, patio, mature borders, and a summerhouse.





Situated in the very heart of Wendover
just a short distance from the High Street
and available with No Upper Chain



On The Ground Floor

As you step through the front door, you are welcomed into a spacious and inviting entrance hall, offering access to all principal reception rooms and a cloakroom. The sitting room is a beautifully bright and comfortable space, featuring an attractive fireplace and double doors that open out to the rear garden, allowing for a seamless indoor-outdoor flow. Double doors connect the sitting room to a formal dining room, perfect for entertaining. An open archway from the sitting room leads to a versatile study - ideal for working from home or a playroom.

The kitchen/breakfast room is a standout feature of the home, offering ample space for everyday family life and informal dining. It is fitted with a range of integrated appliances including an oven, microwave, hob, fridge/freezer, and dishwasher. There is plenty of room for a table and chairs, and further double doors provide direct access to the rear garden. Just off the kitchen is a practical utility room, offering additional storage and access to both the garden and the double garage, making this space functional as well as stylish.

On The First Floor

The first floor continues to impress with its generous and well-designed layout. The master bedroom is a true retreat, boasting a luxurious en-suite shower room and a large walk-in dressing room with fitted storage. A second double bedroom also benefits from its own en-suite shower room, making it ideal for guests or older children.

Three further well-proportioned bedrooms are served by a modern family bathroom, ensuring ample space and convenience for a growing family. All rooms are filled with natural light, continuing the bright and airy feel of the home. Throughout the upstairs, the property has been thoughtfully designed and maintained to offer comfort and flexibility.



Outside

The property sits on a well-positioned and beautifully landscaped plot, offering privacy and kerb appeal. To the front, a generous resin driveway provides off-street parking for multiple vehicles and leads to a double garage, which is equipped with light, power, and internal access via the utility room. There is also a neatly maintained lawn with mature shrub borders.

To the side of the property, a secluded garden area has been attractively landscaped with paving, a large garden shed, box hedging, and established planting, creating a peaceful and low-maintenance space. The rear garden is equally impressive, featuring a paved patio ideal for alfresco dining, a good-sized lawn, and well-stocked flower and herbaceous borders. Mature trees provide further seclusion and a lovely backdrop, while a charming summerhouse with light and power offers potential as a home office, studio, or relaxation space.

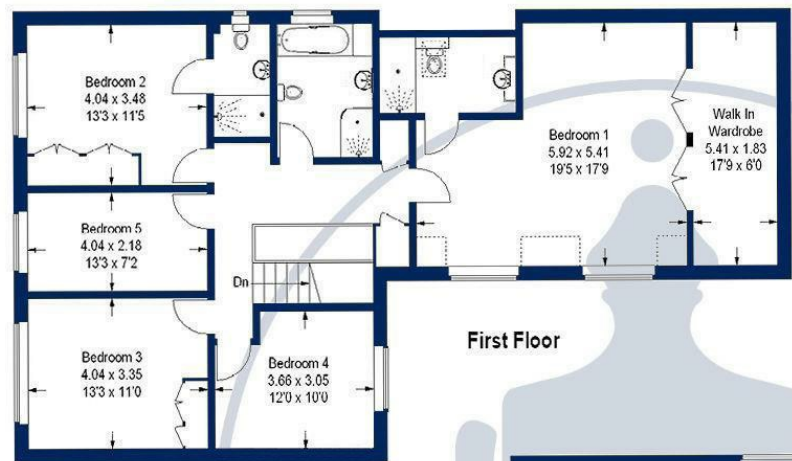
Location

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.

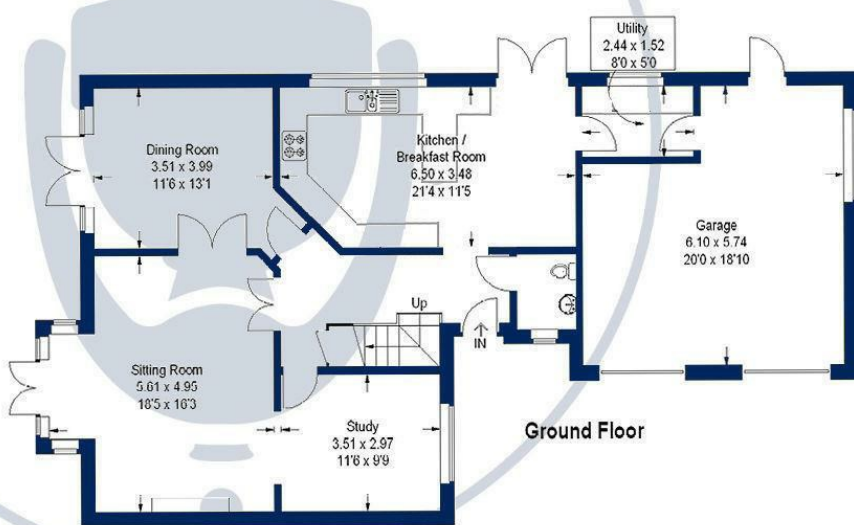
Explore the enchanting streets adorned with a diverse array of captivating shops and numerous enticing restaurants that add to the town's unique charm. Wendover offers a vibrant community life, with a bustling weekly market and educational opportunities catering to children of all ages.

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 tranquillity of rural living with the convenience of urban access.





= Reduced headroom below 1.5 m / 5'0"



The Pennings, Wendover

Approximate Gross Internal Area
 Ground Floor (With Garage) = 125.7 sq.m / 1353 sq.ft
 First Floor = 116.5 sq.m / 1254 sq.ft
 Total = 242.2 sq.m / 2607 sq.ft

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	71	80
(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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