



Ellesborough Road | Wendover | Buckinghamshire
| HP22 6EL

 Christopher Pallet
Professional advice since 1973

**45 Ellesborough Road
Wendover
Buckinghamshire
HP22 6EL**

**Guide Price £1,350,000
Freehold**

Christopher Pallet are delighted to bring to market this exceptional period property, originally built in 1908. Rich in character and charm, this unique home showcases a wealth of original features that truly must be seen to be fully appreciated.

Set well back from the road and approached via a long private driveway, the property occupies a prime central position within its generous plot. The outlook is equally impressive from both the front and rear, offering picturesque views and a sense of seclusion.

This remarkable home not only provides elegant living spaces but also presents exciting potential for further development, subject to the necessary planning permissions. Whether extending the existing property or exploring the possibility of building a second dwelling within the grounds, the opportunities here are substantial.

The accommodation available comprises; entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, cloakroom, principal bedroom with dressing room and ensuite, three further bedrooms, family bathroom, gardens and garage.





Beautifully presented detached family home located on the popular Ellesborough road. Character features throughout with generous living accommodation across the two floors.



Central located on a plot in excess of half an acre

On The Ground Floor

The solid hardwood front door opens into a generous entrance hall, featuring an oak floor that continues seamlessly through the main reception rooms. A charming brick-surround feature fireplace sits to the right, and the hallway provides access to the principal reception areas, staircase, and rear hallway. The spacious, triple-aspect sitting room enjoys plenty of natural light and includes a striking brick fireplace with a log burner, exposed oak ceiling beam, picture rail, and double bay doors opening onto the outdoor seating area creating a warm and welcoming atmosphere. To the front of the property, the dining room also includes a brick-built fireplace and picture rail, and offers a pleasant view over the grounds. The rear hallway leads to a staircase to the first floor, a cloakroom, two windows, and doors to both the rear garden and kitchen/breakfast room. The kitchen is well-appointed with a range of eye-level and base units, worktops, and integrated appliances where fitted. A characterful mantle with tiled surround frames the cooker space, and the tiled floor adds to the traditional feel. The adjoining breakfast area also features tiled flooring, access to a utility room, and a timber latch door leading to the outside.

On The First Floor

The bright and airy landing provides access to all first-floor rooms, as well as the loft space and an airing cupboard. The principal bedroom enjoys a dual aspect with far-reaching views and includes a feature fireplace with a wooden mantle and surround. Adjoining this room is a well-appointed dressing room with a range of fitted wardrobes and a window to the side, offering ample storage and natural light. The en-suite bathroom is fitted with a white suite comprising a shower cubicle, wash hand basin, and low-level WC. There are four further bedrooms on this floor, three of which are comfortable doubles, while the fourth is a classic single room, ideal as a study or nursery. The family bathroom is tastefully finished with a white suite, featuring a freestanding claw-foot rolltop bath, wash basin, WC, and a separate shower cubicle.

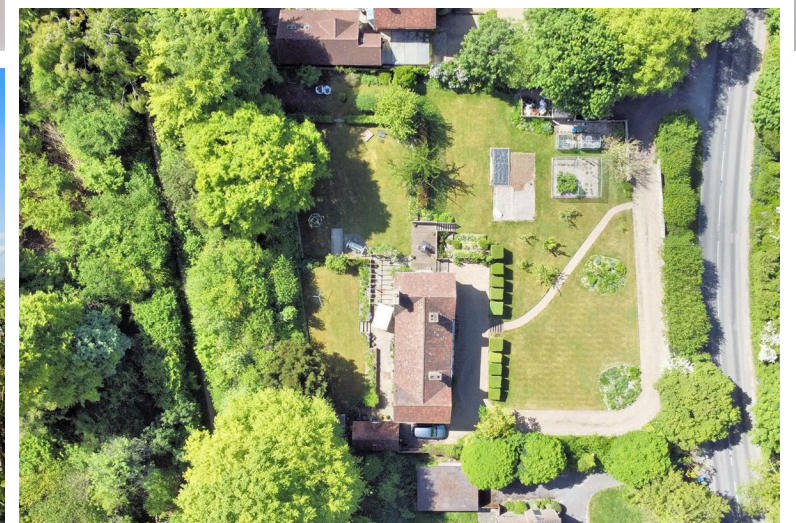


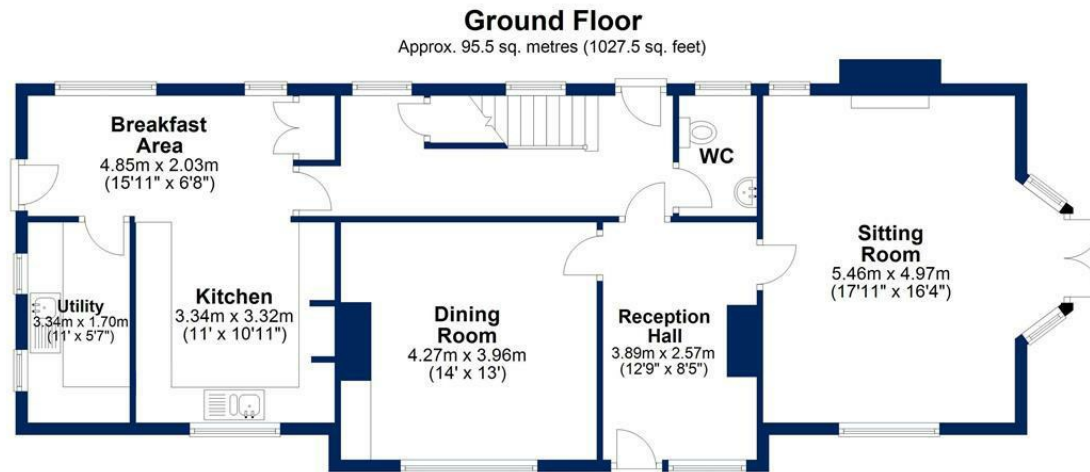
Outside

One of the most notable features of this property is the generous plot it occupies, measuring in excess of half an acre. The front garden is predominantly laid to lawn, with a gravel path leading to steps that rise to the front entrance. To the side and rear, the grounds open up to include patio and decked seating areas, offering ideal spaces for outdoor dining and relaxation. These lead seamlessly onto a well-maintained lawn bordered by an abundance of mature trees, shrubs, and well stocked flower beds. A large vegetable and fruit garden further enhances the appeal for those with a passion for gardening or self-sufficiency. A sweeping driveway curves along the edge of the front garden, leading up to the house and providing access to a single garage.

Ellesborough Road is situated just on the outskirts of Wendover, a picturesque market town situated at the foot of the Chiltern Hills. A full range of shopping and leisure facilities are available in the town. The exclusive Ellesborough Golf Club is close by. Schools in the locality are Great Kimble CE Primary, John Hampden, John Colet in Wendover and boys and girls grammar schools in Aylesbury. The nearby mainline train station at Wendover are within easy reach of London Marylebone, taking approx. 50 minutes.

Council Tax Band G





Total area: approx. 191.3 sq. metres (2059.6 sq. feet)
For illustration purposes only - not to scale



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 	

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