



Aylesbury Road | Wendover| Buckinghamshire
| HP22 6JQ

 Christopher Pallet
Professional advice since 1973

**The Red House Aylesbury Road
Wendover
Buckinghamshire
HP22 6JQ**

**Guide Price £2,000,000
Freehold**

A rare opportunity to acquire a magnificent Grade II* listed family home, steeped in history with Elizabethan origins and an elegant Queen Anne façade. Featured in Nikolaus Pevsner's esteemed The Buildings of England series, this family home is set within beautifully landscaped gardens and includes a charming separate cottage nestled within the grounds.

- Over 3800 sq ft family home
- Five reception rooms
- Six bedrooms
- Three bathrooms
- Separate cottage in the grounds
- Large grounds with a stream to the rear
- Double garage and workshop
- Swimming pool
- Additional land available by separate negotiation
- Accompanied viewings by appointment





Set in stunning grounds, a separate cottage and potentially additional land available by separate negotiation.



A wealth of stunning period features throughout the property

Accommodation

The Red House combines timeless elegance with the potential for thoughtful updating to meet the needs of modern family living. All rooms are light and bright and the layout has an appealing flow as shown in the accompanying floorplan. Period features including 17th-century style panelling, intricately moulded and dentil cornicing, and original fireplaces. The remainder of the ground floor comprises a traditional kitchen, breakfast room, practical boot room, and a guest cloakroom, offering scale and proportion throughout this home. The first floor offers six beautiful bedrooms, each with its own charm and character. There are two well-appointed bathrooms, a shower room, and a cloakroom, providing both comfort and flexibility for family living.

The Old Surgery

Nestled within the garden setting, The Old Surgery is a charming, self-contained cottage, an ideal retreat for guests. The accommodation includes two bedrooms, a bathroom, a cosy sitting room, and a fitted kitchen.

Outside

Complementing the main residence and cottage are a range of versatile outbuildings. One is currently a dedicated workshop, one is a storehouse for garden equipment and there is a double garage with a spacious storage room above perfect for a home office (subject to planning).



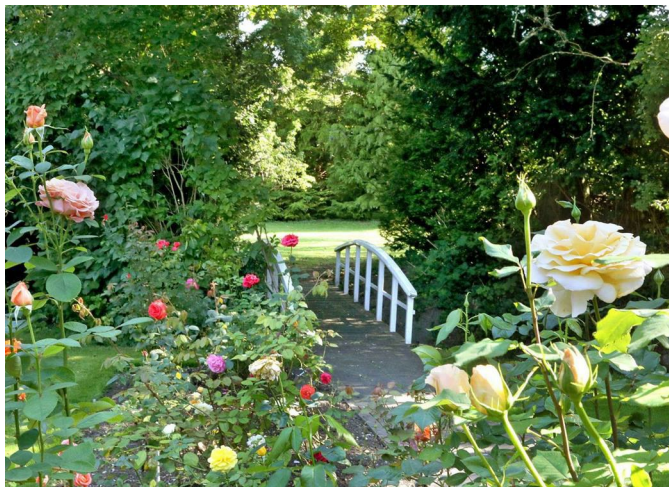
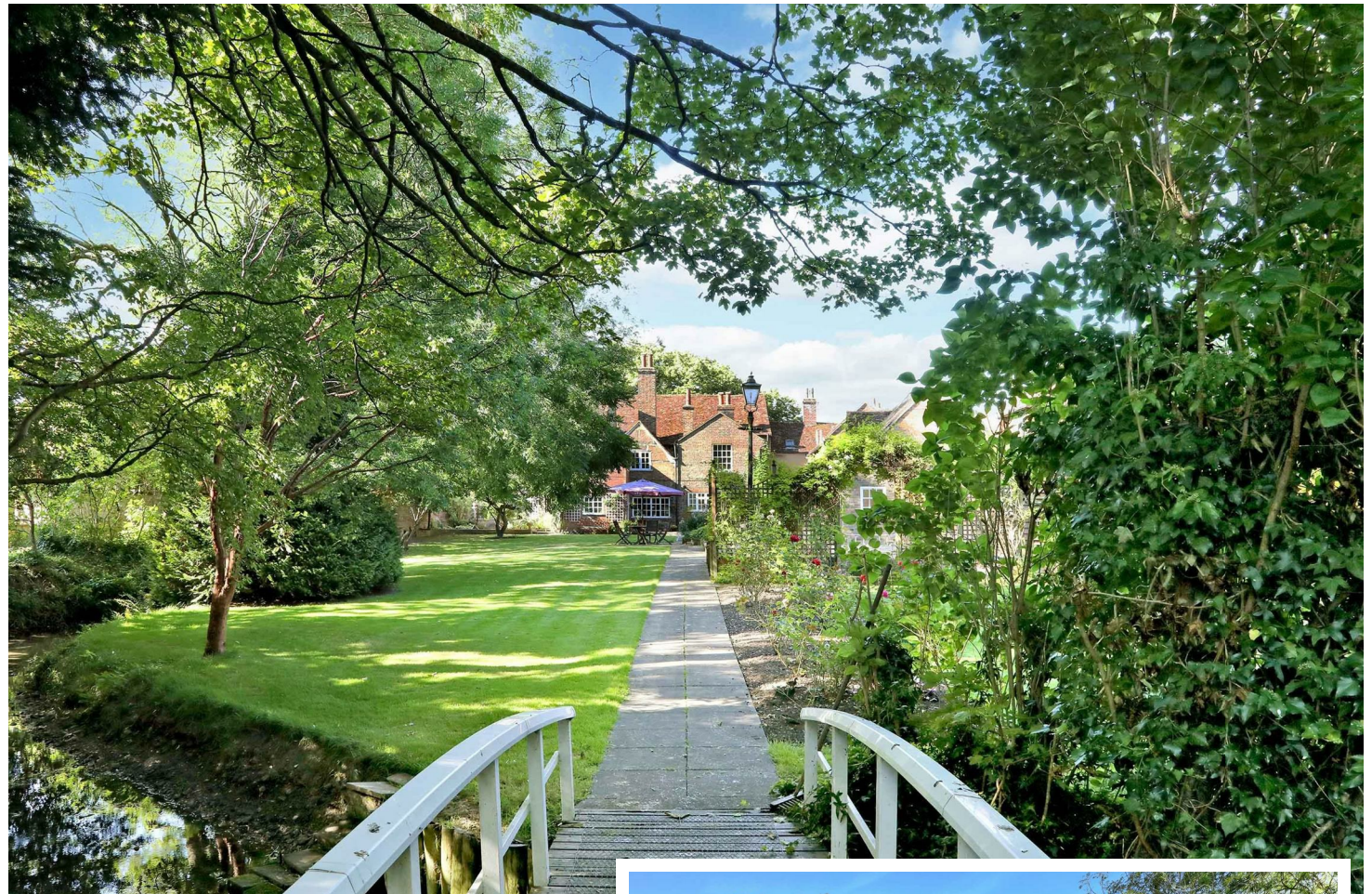
To the south of the garden lies a private, enclosed area housing a heated swimming pool and an elegant pool house, perfect for relaxation. The gardens meet the Heron Stream, a scenic chalk stream that meanders through the heart of the town – adding to the property's appeal. In total the grounds extend to approximately 0.48 acres.

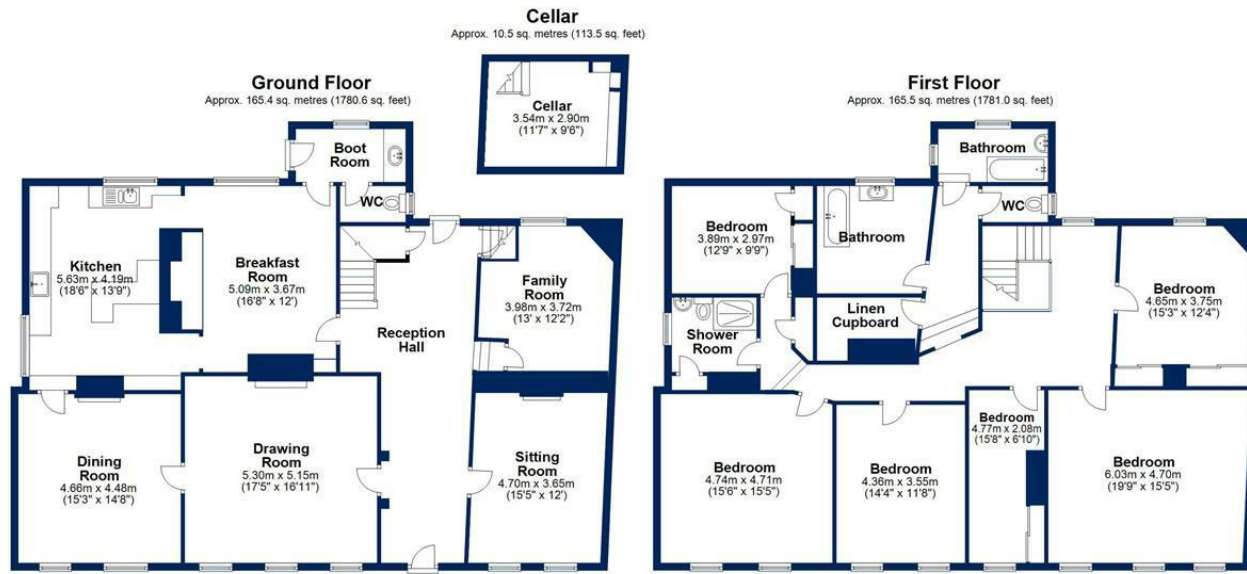
Additional Land (Available Separately)

An adjacent plot of approximately 0.47 acres is available by separate negotiation, providing exciting potential for expansion, additional garden space, or a future project (subject to necessary consents).

Location

Wendover stands as a hidden treasure, blending the tranquility of rural living with the convenience of access to London. Nestled amid the scenic Chiltern Hills, with a bustling weekly market, families in Buckinghamshire have access to excellent Grammar schools or private education. Wendover is less than 50 minutes from London connected with mainline trains to Marylebone.





Total area: approx. 485.3 sq. metres (5224.0 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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