



Upper Icknield Way, Nr. Wendover, Buckinghamshire, HP22 5NF



Christopher Pallet
Professional advice since 1973

**Upper Icknield Way,
Nr. Wendover,
Buckinghamshire,
HP22 5NF**

Guide Price £900,000 Freehold

A detached four bedroom home located on the edge of Wendover woods and with stunning views over The Chilterns to the rear. This is an exciting opportunity to purchase a well positioned property with grounds of approximately 0.7 of an acre. This property would be a great opportunity for the right buyer, with the potential of increasing the size of the current home considerably, subject to planning.

The accommodation on offer currently consists of: entrance hallway, downstairs cloakroom, lounge, dining room, kitchen, conservatory, four double bedrooms, large family bathroom. There is a double garage and driveway parking for several vehicles. There are generous gardens to both the front and rear.

Viewing is strictly by appointment only - please call 01296 625000 to arrange a suitable time.

Upper Icknield Way is 2 miles from Wendover and about 5 miles from Aylesbury. The village centre is anchored by St Michael and All Angels Church and a village hall. Halton Community Combined School (mixed primary) was judged as "outstanding" by OFSTED. Located in the school grounds are Woodland Nursery and Halton PreSchool. The property is also in the catchment area for the renowned Grammar schools, Sir Henry Floyd (co-ed), Aylesbury grammar, Aylesbury High School. Mainline railway stations can be found in Wendover (Marylebone) and Tring (Euston). The nearby A41 gives access to the M25 and motorway networks.





A detached home in approx. 0.7 of an acre with stunning views to the rear and offering an exciting refurbishment opportunity



On The Ground Floor

The front door leads to a welcoming entrance hallway with stairs rising to the first floor and doors leading to all ground floor rooms, which include a downstairs cloakroom. The lounge enjoys a triple aspect and has an open fireplace with brick built surround. There are double doors to the conservatory and four sliding glass doors into the dining room that when opened, create a fabulous entertaining area. The dining room also has double doors to the conservatory. The kitchen is fitted with a range of eye and base level units and has a window over looking the rear garden. There are spaces for appliances, a built in oven with electric hob above and a door to the garden.

On The First Floor

The landing has access to the loft space, a large airing cupboard and doors to all first floor level rooms. There are four double bedrooms, two with fitted wardrobes. Three of the bedrooms are at the rear of the house with spectacular views over countryside. The large family bathroom has a three piece suite and a window to the side aspect.

The Grounds

A sweeping driveway from the main road leads to ample parking and a double garage. The plot is approximately 0.7 acres and is surrounded by mature trees, giving a great deal of privacy. There are substantial front and rear gardens and spectacular views for miles beyond the garden.



Directions

From Wendover, take the B4009 Tring Road out of the village. Continue in this direction through RAF Halton (the red plane on the left) the road becomes Upper Icknield Way. The property is on the left. Council tax band G

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



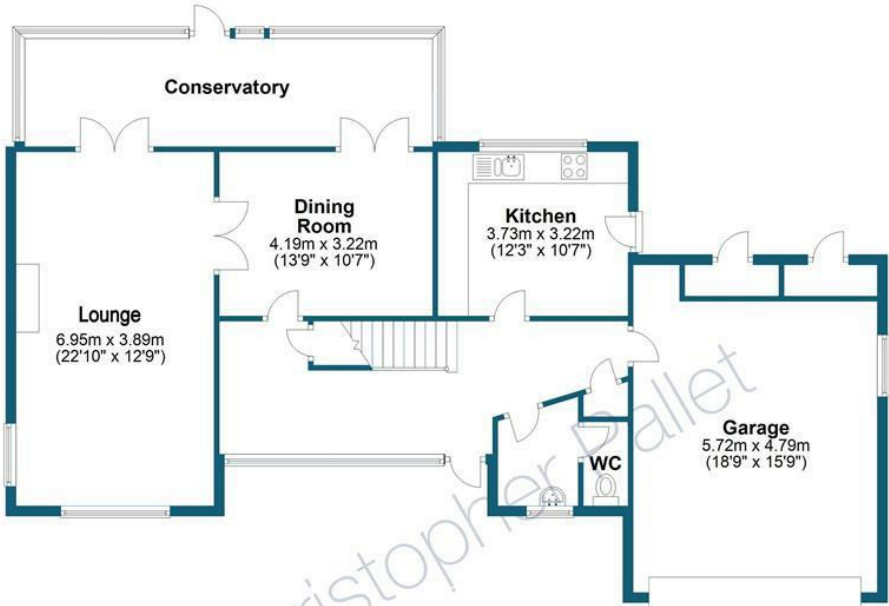
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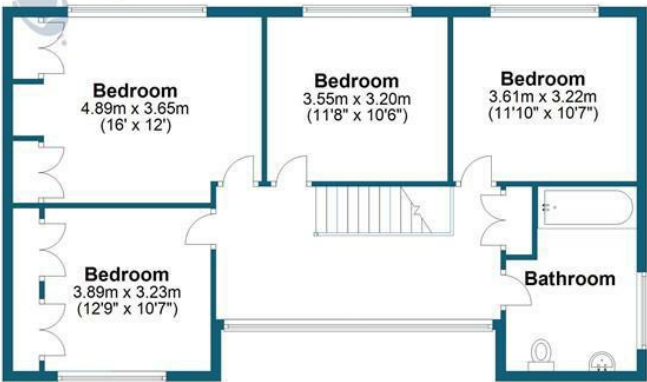
Ground Floor

Approx. 126.9 sq. metres (1365.8 sq. feet)



First Floor

Approx. 79.2 sq. metres (852.7 sq. feet)



Total area: approx. 206.1 sq. metres (2218.5 sq. feet)
For illustration purposes only - not to scale



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