



NUP END LANE, WINGRAVE, BUCKINGHAMSHIRE

£525,000
FREEHOLD

This charming four bedroom Victorian property, set over three floors, is located in the picturesque village of Wingrave. The home retains many original features throughout, offering a blend of classic character and modern living. The ground floor includes an entrance porch, a spacious living room, and a well-equipped kitchen. The upper floors boast four double bedrooms, two bathrooms and a utility room. Outside, the property features a delightful cottage-style garden, perfect for outdoor relaxation.



NUP END LANE

- VILLAGE LOCATION • FOUR BEDROOM
- VICTORIAN PROPERTY • COTTAGE STYLE
- FRONT GARDEN • ORIGINAL BRICK
- FIREPLACE • NO UPPER
- CHAIN • CHARACTER FEATURES
- THROUGHOUT • SET OVER THREE
- FLOORS • SEPARATE UTILITY ROOM



LOCATION

Wingrave is a charming village located in Buckinghamshire, England, about 3 miles west of Aylesbury. It is a quintessential English village with a mix of rural charm, history, and modern life. Wingrave is surrounded by scenic countryside, offering a peaceful, village atmosphere. The village features a number of historic buildings, including a 12th-century church, St. Peter and St. Paul, which serves as a central landmark. The village is known for its lovely mix of traditional cottages, larger family homes, and green spaces, making it an attractive place for people seeking both history and tranquility. Wingrave is also close to the Chiltern Hills, an Area of Outstanding Natural Beauty, offering residents and visitors the opportunity to enjoy outdoor activities such as hiking and cycling.

ACCOMMODATION

This delightful four bedroom Victorian property, full of original features, is a true gem in the heart of Wingrave. Retaining its period charm, the property boasts stunning brick-built and cast iron fireplaces throughout, adding character and warmth to each room.

Upon entering, you'll be greeted by an entrance porch that leads into a spacious living room. The room features elegant canted bay windows, filling the space with natural light, and is finished with stylish

Karndean flooring, creating a warm and inviting atmosphere.

The kitchen is a true focal point, with terracotta tiling to the floor and integrated appliances, including a fridge/freezer, dishwasher, and a Stoves dual fuel gas range cooker, perfect for those who love to cook.

On the first floor, you'll find two generously sized double bedrooms, and a well appointed shower room. There is also a convenient utility room, offering additional storage and space. The second floor is home to two further spacious double bedrooms, along with a four piece bathroom, offering both style and functionality.

Outside, the property is complemented by a charming cottage style front garden, enclosed by attractive brick walls and railings. A brick path leads to the front door, enhancing the home's curb appeal and providing a welcoming entrance.

This stunning Victorian home blends period elegance with modern convenience, making it an ideal choice for those seeking a spacious and character-filled property in a peaceful village setting.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1061.74 sq ft

Tenure – Freehold





1061.74 ft²
98.64 m²

Reduced headroom
49.31 ft²
4.58 m²

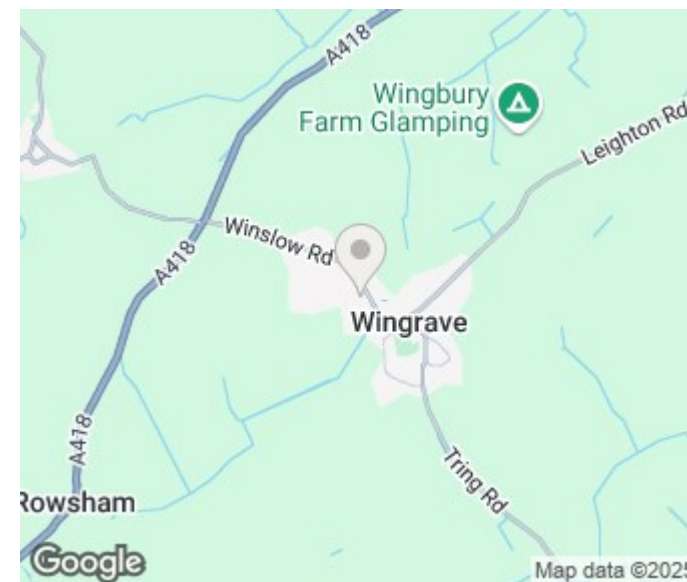
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		62	8
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

