



50 Halton Lane, Wendover, Aylesbury, HP22 6AR

Guide price £625,000

- Four Double Bedrooms
- Double Reception Room
- Beautiful Local Walks
- Two Bathrooms
- Detached Studio Room
- Great Amenities Nearby
- Generous Corner Plot
- Ample Frontage

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Guide Price £625,000 - £650,000. This is a rare chance to purchase a non-estate semi-detached home occupying a generous corner plot on the peaceful outskirts of the village. Perfectly positioned for those who appreciate space, privacy, and a connection to nature, the property combines the charm of an established home with exciting potential for further extension (subject to the usual permissions).

From the moment you arrive, the location will capture your heart. To the front, the property enjoys an uninterrupted and truly stunning outlook over the beautiful nature reserve that surrounds Weston Turville Reservoir. Directly opposite the house, a gate leads onto the reservoir trail, ideal for morning walks, weekend strolls, or simply unwinding at the water's edge. For longer adventures, scenic towpaths along the canal lead you to the picturesque villages of Wendover or Halton, offering a variety of cafes, pubs, and local amenities along the way.

The house itself has already been thoughtfully extended to both the side and rear, providing a versatile layout for modern family living. The ground floor boasts spacious reception areas and the distinct advantage of a fourth bedroom with en-suite facilities, perfect for guests, multi-generational living, or even a private space for older children.

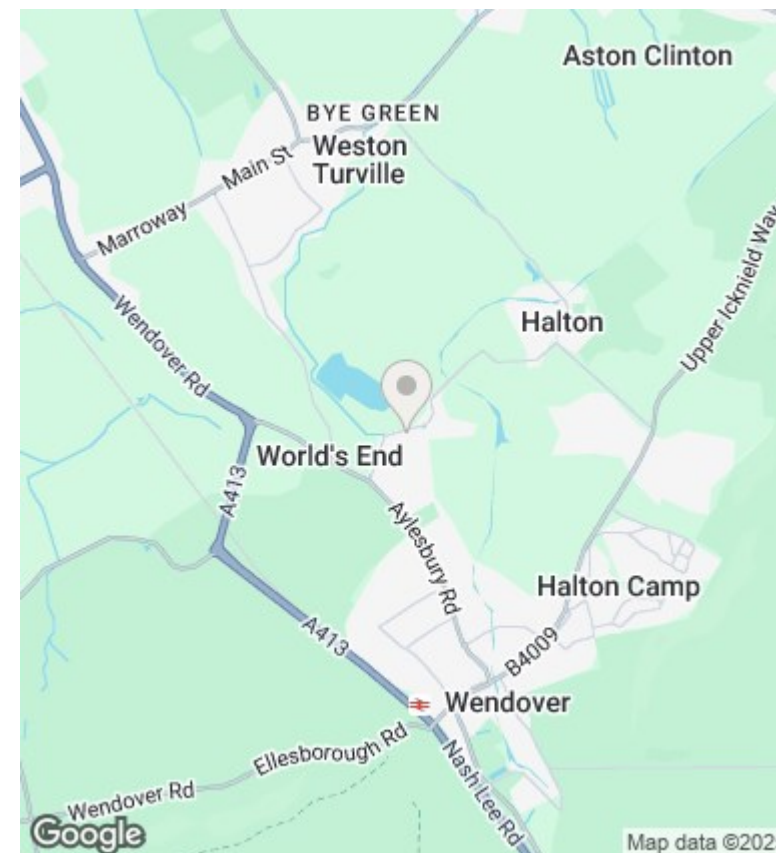
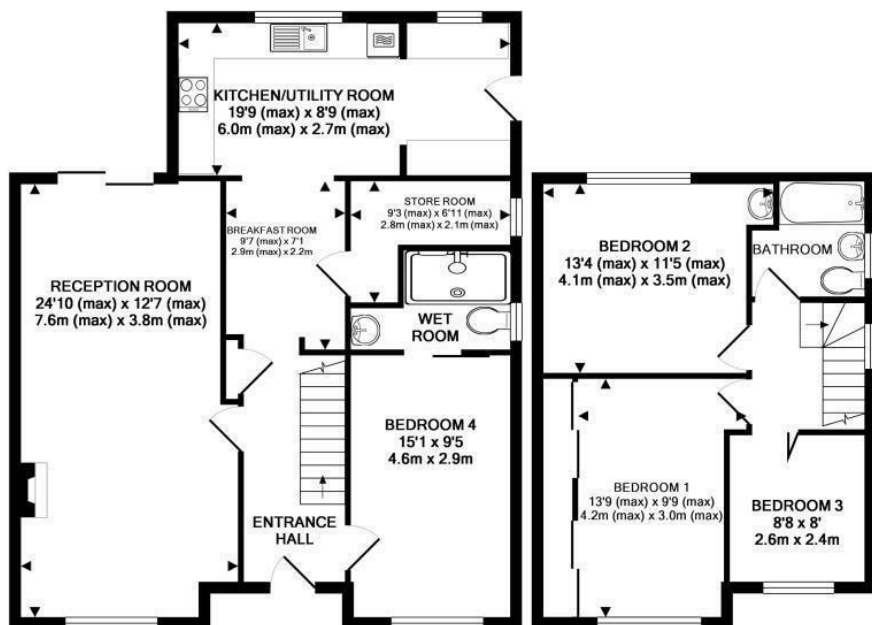


Council Tax Band: D



Gardens

The gardens are a true asset, wrapping around the property to the front, side, and rear. This arrangement not only creates a sense of openness but also makes it perfect for caravan or boat storage without compromising on outdoor living space. The rear garden offers plenty of scope for landscaping to create distinct zones for entertaining, play, and relaxation.



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		