



Wyvern House, Aylesbury Road, Askett



Summary of accommodation

A delightful 1901 Arts and Crafts style house that is well set back within a large and private plot.

Ground Floor- Entrance porch | Sitting/Dining room | Snug | Family room
Kitchen/Breakfast room | Cloakroom | Utility room

First Floor- Principal bedroom with en suite bathroom | Guest bedroom with en suite shower room | Three further bedrooms | Family bathroom

Second Floor- Bedroom with en suite | Two further bedrooms

Large garden room with cloakroom (potential annex) | Double garage
Gardens & Grounds extending to approximately 0.7 acres



Guide price: £1,500,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: G

Approached through electric wooden gates, a gravelled circular driveway leads to the front of Wyvern House with parking for circa 12 vehicles. The impressive eight bedroomed house is surrounded by imposing flat gardens with a substantial additional outbuilding.



Wyvern House

Wyvern House is a very attractive, period home in delightful gardens and grounds. The home is entered through the impressive front door leading to the entrance porch, opening onto the large triple aspect sitting/dining room with two bay windows and an open fire. Beyond this is the lovely snug with beams, period features and wood burner. The family room then leads through to the kitchen/breakfast room utility and cloakroom.

On the first floor there is the principal bedroom with a large en suite, guest bedroom with en suite, three further bedrooms and family bathroom.

The second floor offers bedrooms six, seven and eight, and a further en suite.







Location

Wyvern House is situated in the popular village of Askett, a small village just to the north of Princes Risborough & Monks Risborough. Nearby there is a well regarded primary school, public house and Indian Restaurant.

There is a British Rail halt at Monks Risborough approximately 0.4 miles from the house (London Marylebone 51 minutes) and Princes Risborough station is 1 mile away (London Marylebone 39 minutes).

Set on the edge of the Chiltern Hills the area offers extensive walking and riding through beautiful countryside. Whiteleaf golf course is within a well hit 4-iron's distance.

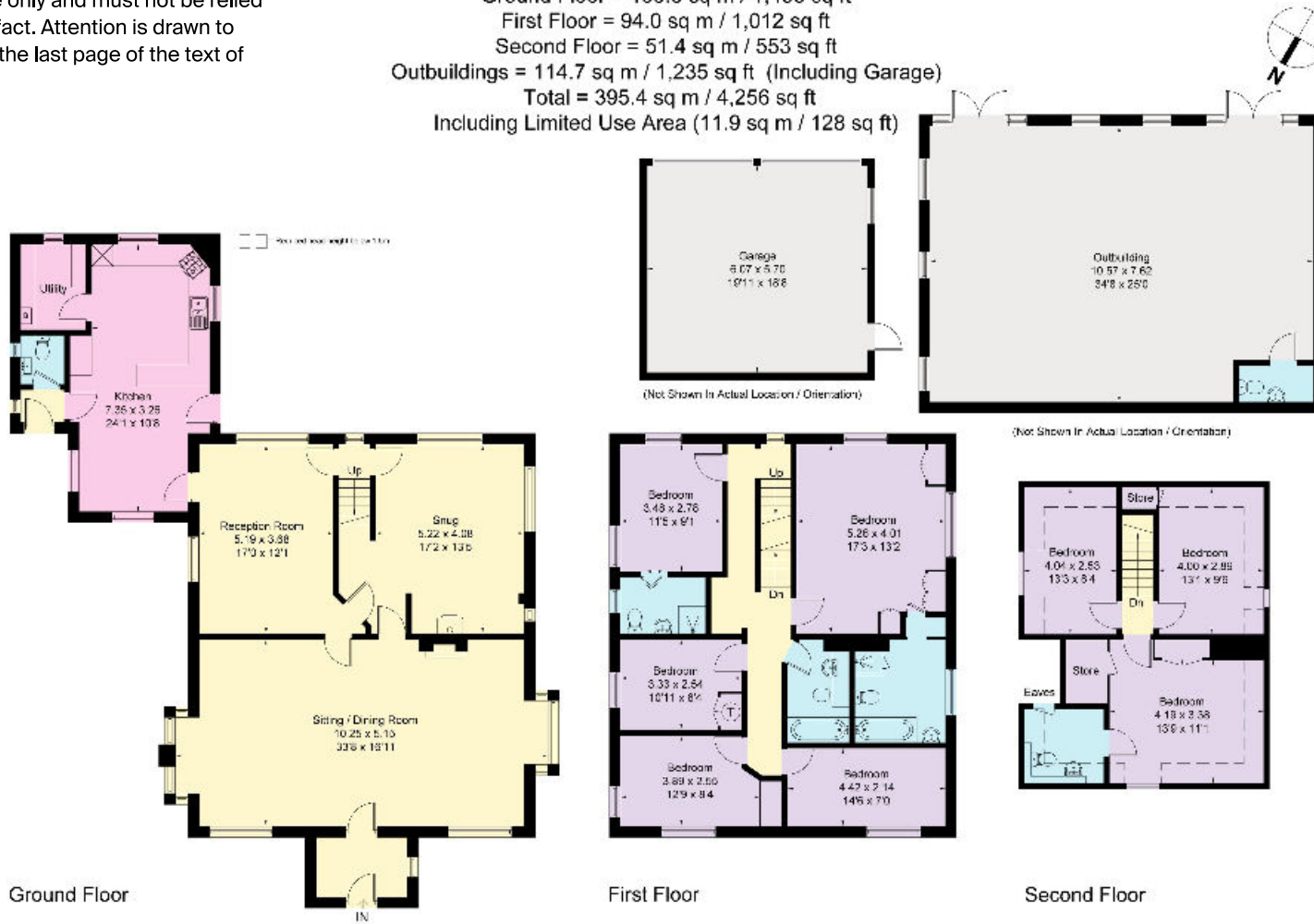


Buckinghamshire is renowned for its schooling which, together with Oxford, offers an excellent selection of independent and state schools for both boys and girls.



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Ground Floor = 135.3 sq m / 1,456 sq ft
 First Floor = 94.0 sq m / 1,012 sq ft
 Second Floor = 51.4 sq m / 553 sq ft
 Outbuildings = 114.7 sq m / 1,235 sq ft (Including Garage)
 Total = 395.4 sq m / 4,256 sq ft
 Including Limited Use Area (11.9 sq m / 128 sq ft)



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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