



The Red House, Wendover, Buckinghamshire



A stunning rarely available Grade II* family home with Elizabethan origins and Queen Anne façade with delightful gardens and a separate cottage in the grounds.

Summary of accommodation

Main House

Reception hall | Drawing room | Sitting room

Dining room | Family room | Kitchen | Breakfast room

Boot room | Cloakroom

Cellar

Six bedrooms | Three bathrooms | Cloakroom

The Old Surgery

Entrance hall | Sitting room | Kitchen

Two bedrooms | Bathroom

Outbuildings

Double garage | Workshop | Large garden shed

Garden and Grounds

Driveway | Swimming pool and pool house

Gardens | Stream | Wooded area

In all about 0.48 acres with further land (0.47 acres) available by separate negotiation.



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Situation

The Red House is situated in the market town of Wendover which lies within the vale of Aylesbury beneath the Chiltern escarpment. There is a good range of local shops, supermarket and antique shops with the larger towns of Amersham and Aylesbury offering a more comprehensive and extensive range of services.

The town is well located for communications, with a fast rail journey to London and also at nearby Amersham, a London Underground tube link to London Baker Street and the City.

By road, the M40 is easily reached and also the A41 bypass linking to the M25 and M1 motorways.

The county is renowned for its excellent schooling, both state and independent.

Within minutes, one can reach open Chilterns countryside, with excellent foot and bridle paths available.

Distances

Wendover train station is within walking distance (50 minutes to London Marylebone), Amersham 10 miles (London Baker Street 47 minutes), Aylesbury 5.5 miles, Berkhamsted 12 miles (London Euston 1 hour 10 minutes).

(Distances and times approximate)



The Red House

The Red House has been a beloved family home for 60 years and now ready for updating to suit a new family. It is a wonderful example of a listed period home situated close to the centre of the town. Mentioned by Nikolaus Pevsner in his series The Buildings Of England it is a house of historical importance. The accommodation is as laid out in the enclosed floor plans.

The substantial front door flanked by Doric pilasters takes you into the reception hall, with access to four of the five reception rooms and a delightful staircase rising to the first floor. Throughout the house each room offers a wealth of character with C17 style panelling, moulded and dentil cornices and feature fireplaces. The balance of the ground floor is made up by the kitchen, breakfast room, boot room and guest cloakroom.

On the first floor there are six lovely bedrooms, two bathrooms, a shower room, and a separate cloakroom.





Additional plot of land extending to around 0.47 acres available by separate negotiation



The Old Surgery

A separate cottage within the gardens, offering two bedrooms, a bathroom, sitting room and kitchen.

Outbuildings

There is a double garage with good sized storage room over, a workshop and garden shed.

Gardens and grounds

A gravelled driveway leads under an archway from the main road, through to the rear of the property, The Old Surgery and the garaging. There is a large expanse of level lawn, interspersed with floral borders, rose beds and mature trees. There is also a beautiful Victorian rose garden with original perfumed varieties. To the southern side of the garden an enclosed area houses the swimming pool and pool house. The gardens lead down to the Heron Stream a pretty chalk stream running through the centre of the town. Beyond the stream is a further area of lightly wooded land with gated access from The Poplars. The whole extends to about 0.48 acres.

Beyond the gardens and grounds, there is a further acreage of lawn, which may be available by separate negotiation.

Approximate Gross Internal Floor Area

House: 354.4 sq m / 3,815 sq ft

Cottage: 56.9 sq m / 612 sq ft

Garage: 60.8 sq m / 654 sq ft

Workshop: 16.6 sq m / 178 sq ft

Store Room: 10.0 sq m / 108 sq ft

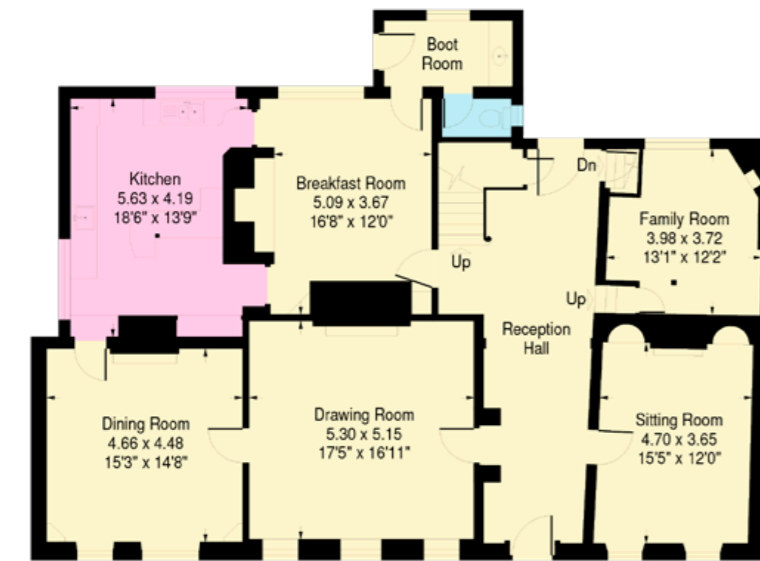
(Including reduced height area below

1.5m - 20.4 sq m / 220 sq ft

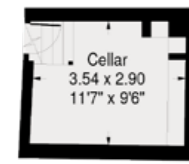
Total area: 498.7 sq m / 5,368 sq ft



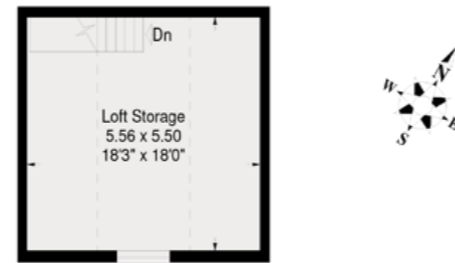
First Floor



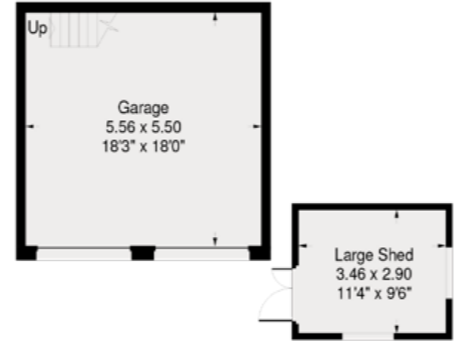
Ground Floor



Cellar



First Floor



(Not shown in actual location/orientation)



First Floor



Ground Floor

(Not shown in actual location/orientation)



Property information

Guide Price: Offers in the region of £2,000,000.

Tenure: Freehold.

Services: Mains gas, electricity, drainage and water.

Local Authority: Buckinghamshire Council.

Council Tax Band: G (The Red House). D (The Old Surgery).

EPC: D (The Red House). D (The Old Surgery).

Postcode: HP22 6JQ.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the text of the Particulars.

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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