



MOUNT TABOR HOUSE
WINGRAVE HP22 4EW

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£475,000 LEASEHOLD

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A simply stunning apartment in this wonderful, Grade II listed former manor house, set in beautifully maintained grounds of nearly four acres with unspoilt views over picturesque countryside. Exquisitely presented throughout and allocated, secure parking for two cars.

This first floor apartment forms part of an imaginative conversion of a Grade II listed former Rothschild Manor House; originally built circa 1877 for Hannah de Rothschild for use as a hunting lodge and with many illustrious guests, including Sir Winston Churchill, having stayed here. The building and stables were converted in 2010 to become luxurious apartments in an exclusive, gated development.

Secluded within beautifully maintained communal grounds of approximately four acres, the property is approached through electric black iron gates (with secure telecom entry system) and a sweeping gravel driveway. The apartment comes with two allocated parking spaces with ample spaces for guests. The first floor apartment itself is accessed via the grand entrance hall which showcases original wall panelling and a breath taking staircase with turned wooden balusters.

The impressive accommodation measures some 1169 sqft and is arranged around a bright and airy hall with storage and telephone entry system. Each of the rooms are luxuriously appointed and enjoy pleasant outlooks through the original leaded windows. The spacious living room is spacious with ample space to entertain guests or while away lazy evenings in front of the T.V. There is even a feature fireplace. The kitchen is fitted with a built in electric oven and hob, extractor fan, fridge/freezer, dishwasher and washing machine and stylish granite work tops. There are two large double bedrooms both with elegant en-suites and each with feature fireplaces.

There is a private patio exclusively designated for this apartment and communal use of the exquisite communal grounds which are beautifully maintained and comprise some four acres of lawns with stunning countryside views. Enjoy the benefit of country-living, nestled perfectly in the Buckinghamshire countryside, just 6 miles from the historic market town of Tring, and just under 5 miles from the County town of Aylesbury.

The quaint village of Wingrave, features thatched roof cottages, a thriving village hall with plenty of community and social activities for all ages, shop/post office, schools, bowling, cricket and recreation ground. There are secondary schools at Wing and The Boys Grammar and Girls High School in Aylesbury. For commuters there is a choice of stations including Leighton Buzzard, Cheddington, Aylesbury & Tring providing fast rail access in and out of London and the North. The M1 motorway and A41 (with connections to the M25) are also within a short drive.

125 years lease from 2007

Current Ground Rent £125 pa

Current Service Charge £2922 pa

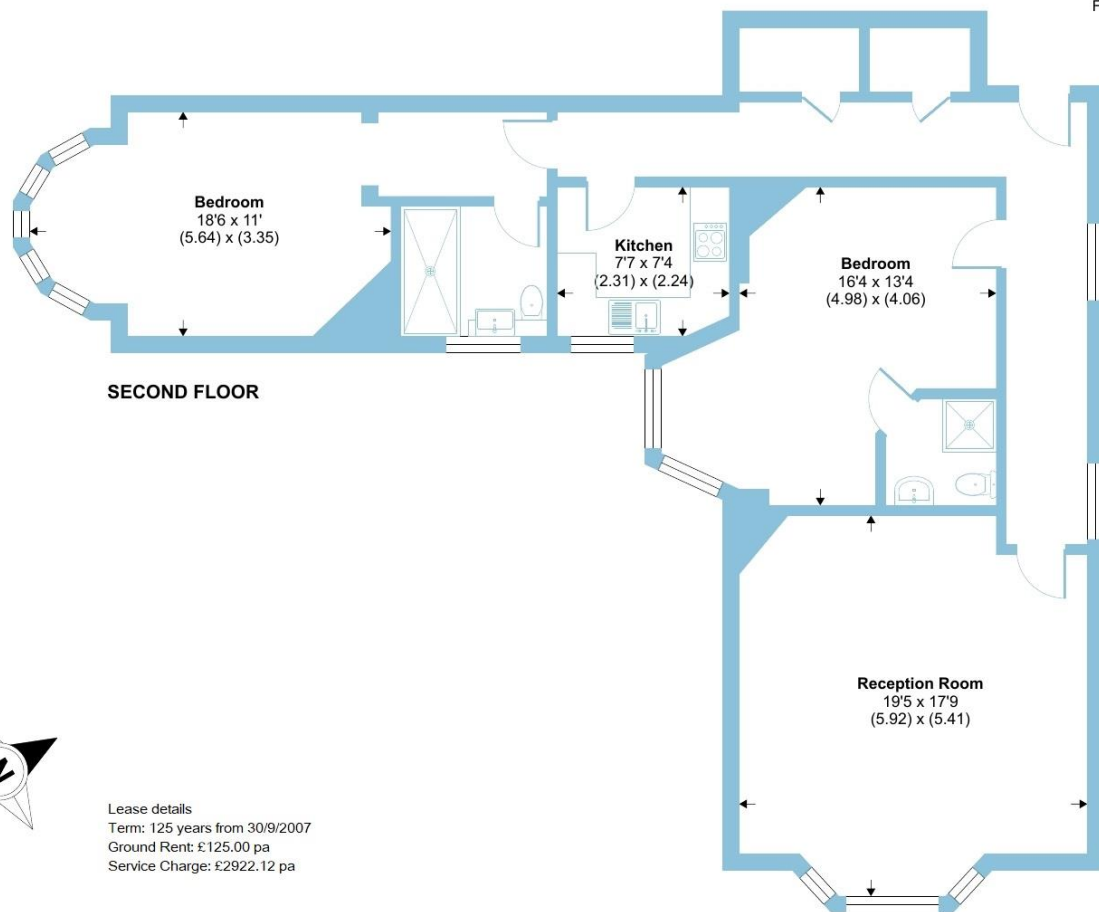




Leighton Road, Wingrave, HP22

Approximate Area = 1169 sq ft / 108.6 sq m

For identification only - Not to scale



Lease details
Term: 125 years from 30/9/2007
Ground Rent: £125.00 pa
Service Charge: £2922.12 pa



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Merry. REF: 1073461



TRG10778 – Version 5

EPC rating – E Council Tax Band - D

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