



The Green

| Wingrave | Buckinghamshire | HP22 4PD



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Dating back to the 1800s 'The Old Shop' is a charming property located in the sought after Buckinghamshire village of Wingrave. The property is set in a prime position offering spectacular views of the duck pond and church. Accommodation offers three bedrooms, en-suite & family bathroom, kitchen/diner, living room, garage & parking. Viewing is highly recommended.

Guide price £525,000

- Village Location
- Three Bedrooms
- Period Property
- Fantastic Order Throughout
- Fantastic Views
- Garage & Driveway
- Refitted Bathroom & En Suite
- Viewing Highly Advised

Wingrave

Wingrave is a pretty hilltop village heavily influenced by Rothschild architecture. There is a local shop, Church, school, public house, garage and village pond. The County town of Aylesbury is approximately 8 miles away and offers a comprehensive range of amenities including a rail service to Marylebone also the Euston line can be found at Tring, Leighton Buzzard or Cheddington.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor and a door leading into the inner hallway.

Inner Hallway

Doors to all three bedrooms, bathroom and storage cupboards.



Williams

Williams

1800s charming property set in a prime position in the village of Wingrave, offering spectacular views of the duck pond and church.



Bedroom & En Suite

Bedroom consists of a window to the rear aspect, built in wardrobes, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture. En suite comprises a wc, hand wash basin unit, walk in shower cubicle, tiling to splash sensitive areas, heated towel rail and window.

Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobes, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

Bedroom

Bedroom consists of windows to the front aspect, built in wardrobes, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

Bathroom

Bathroom comprises a wc, hand wash basin unit, panelled bathtub with shower and screen, tiling to splash sensitive areas, heated towel rail and window.

First Floor

Doors to the kitchen/diner and living room.

Living Room

Dual aspect living room with solid wood flooring, exposed beams, light fittings to ceiling, radiators and double doors leading into the kitchen/diner. Space for a sofa suite and a range of furniture.

Kitchen / Diner

Kitchen area consists of a range of wall and base mounted units with worktops, inset stainless steel sink bowl unit with mixer tap and draining board, space for a range style cooker, fridge/freezer and washing machine, splashback and extractor fan, dual aspect windows, exposed beams and solid wood flooring. Dining area consists of carpet laid to floor, radiator, light pendants to ceiling and space for a dining table set.

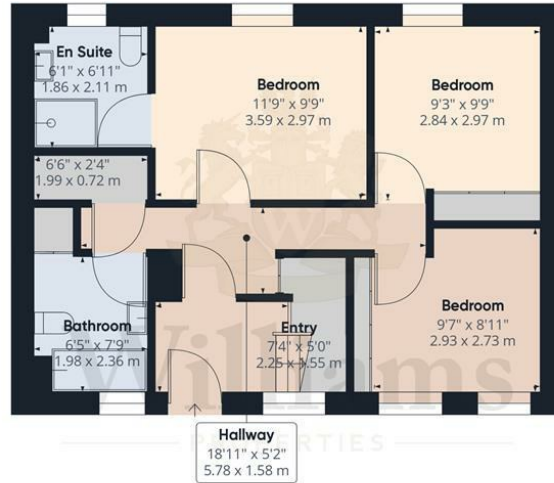
Garage & Parking

Block paved driveway with parking for one vehicle, single garage with double doors and lighting.

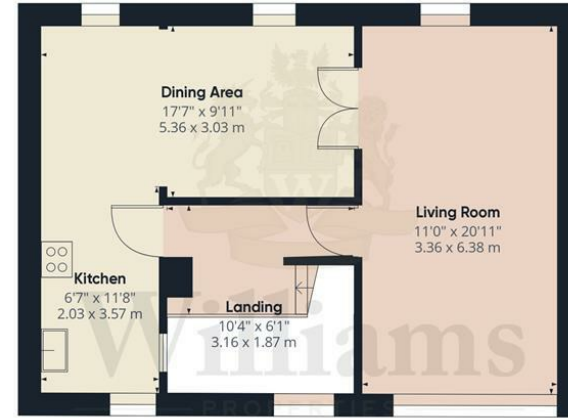
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-101) A			87	(82 plus)	
(81-91) B				(81-91) A	
(69-80) C		71		(69-80) B	
(55-68) D				(55-68) C	
(39-54) E				(39-54) D	
(21-38) F				(21-38) E	
(1-20) G				(1-20) F	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1235.5 ft²
114.78 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.