



The Green

Wingrave | Aylesbury | Bucks | HP22 4PD





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Dating back to the 1800s is a charming Rothchild's home is located in the sought after Buckinghamshire village of Wingrave. The property is set in a prime position offering spectacular views of a large green area and church. Accommodation offers a kitchen/breakfast room, utility, snug, home office, living/Dining room, downstairs shower room, four bedrooms, en-suite & family bathroom and outside a wrap around front and rear gardens with great views of the green. Viewing is highly recommended.

£675,000

## 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 5 miles away and offers a comprehensive range of amenities including a rail service to Marylebone also the Euston line can be found at Tring - Approx. 8 miles, Leighton Buzzard - Approx. 5 miles or Cheddington - Approx. 5 miles.

## Local Authority

Aylesbury Vale District Council

## Services

All main services available

## Council Tax

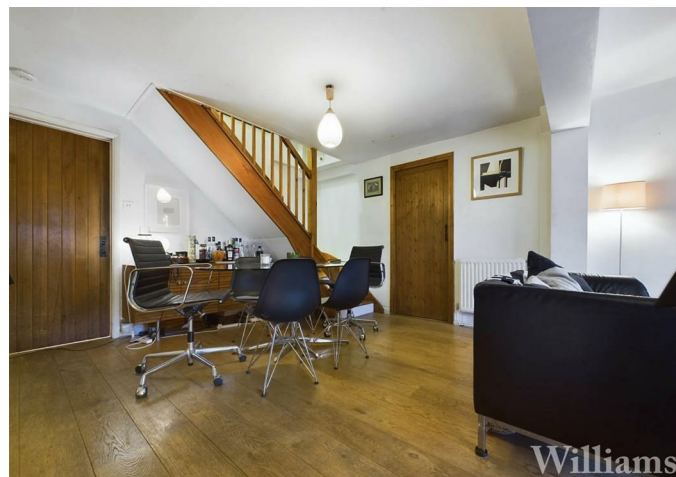
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## Entrance

Enter through the front door into this entrance hallway is comprised of genuine wood flooring, a pendant light to the ceiling, a frosted vertical window next to the front door, a wall mounted radiator and doors to the downstairs shower room, snug and the lounge/diner.

## Downstairs Bathroom

This large downstairs bathroom is comprised of a low level wc, a hand wash basin with a mixer tap, a bathtub with an overhead shower and screen, tiling to splash sensitive areas, a heated towel rail, spotlights to the ceiling and three frosted windows.







- Sought After Village Location
- Four Bedrooms
- Two Large Living Areas
- Good Size Garden
- Overlooking Green Areas
- A Historic Rothchild's Home
- Semi Detached
- Home Office
- Downstairs Shower Room
- CHAIN FREE

#### **Snug**

This dual aspect snug consists of a window to the front and side aspect, wooden boards laid to the floor, a wall mounted radiator, light fittings to walls and space for a range of living room furniture.

#### **Lounge/Diner**

This spacious, open plan lounge/diner is comprised of wood board flooring, a range of pendant and wall mounted lights, a fireplace and log burner, a wall mounted radiator and double French doors and windows to the enclosed rear garden. Ample space for a range of dining and living room furniture, doors to the kitchen/breakfast room, home office and the entrance and a staircase rising to the first floor.

#### **Home Office**

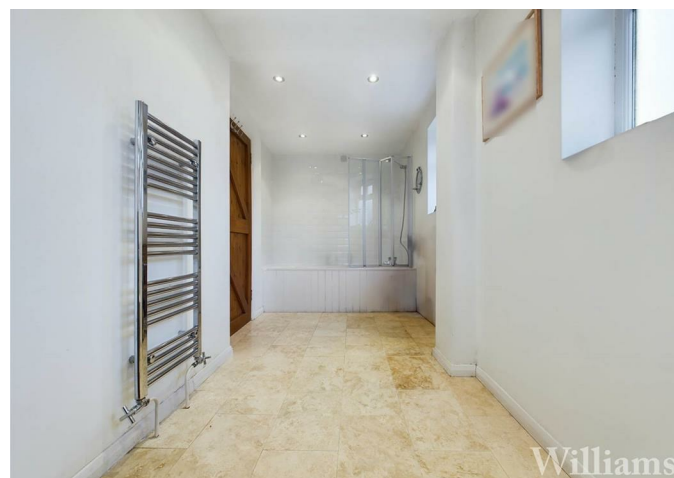
This home office is comprised of carpeted flooring, a wall mounted radiator, a window to the rear aspect and a skylight window to the ceiling. Fitted with studio spotlights to the walls and plenty of space for typical office furniture.

#### **Kitchen/Breakfast Room**

This kitchen area consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, space for an oven/stove and a fridge/freezer, inset tiled splashback and an extractor fan, spotlights to the ceiling, solid wood flooring, a window to the front garden and a stained window to the side aspect.

#### **Utility Room**

This utility room provides space and plumbing for a washing machine, a fitted light above the door, tiled flooring and a stable door to the front garden.





Wingrave offers a local shop, Church, public house, garage and village pond. Three minute walk to both Wingrave C of E combined/pre School and Wingrave Park. Aylesbury town is approximately 8 miles away and there is a regular bus route. Viewing is highly recommended.



**First Floor Landing**

This first floor landing is comprised of genuine wood flooring, a pendant light to the ceiling and doors to all four bedrooms and the family bathroom.

**Bedroom**

This bedroom is comprised of genuine wood flooring, a pendant light to the ceiling, a wall mounted radiator, windows to the side aspect overlooking fields and inset wardrobes. Space for a double bed and other bedroom furniture.

**Bathroom**

This family bathroom features tiled flooring, a wall mounted radiator, a door to the boiler, a heated towel rail, hand wash basin with hot and cold taps, a window to the side aspect, fully tiled walls, a low level WC and a bathtub with an overhead shower and taps.

**Bedroom**

This bedroom features genuine wood flooring, a window to the side aspect, a wall mounted radiator, a pendant light to the ceiling and an inset wardrobe.

**Bedroom**

This bedroom features genuine wood flooring, a pendant light to the ceiling, a window to the rear aspect, a wall mounted radiator and space for a double bed and other bedroom furniture.

**Bedroom**

This double bedroom is comprised of genuine wood flooring, a window to the rear aspect, a pendant light to the ceiling, a wall mounted radiator and a door to the en suite. Plenty of space for a double bed and a rang of other bedroom furniture.

**En Suite**

This en suite features spotlights to the ceiling, tiles to splash sensitive areas, tiled flooring, a low level WC with a mixer tap, windows to the front aspect, an enclosed shower unit and a heated towel rail.

**Front & Rear Garden**

The front garden is comprised of tiled flooring, surrounded by shrubbery and side access to the rear garden which features patio area wrapped around and grass lawn and shrubbery to the remainder.

**Parking**

On Street parking in the car park allocated to the front of the property and near by roads.

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









Floor 0



Floor 1



Approximate total area<sup>®</sup>

1438.04 ft<sup>2</sup>

133.6 m<sup>2</sup>

Reduced headroom

12.12 ft<sup>2</sup>

1.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.