



Hedgerows, Small Dean Lane, Wendover, Buckinghamshire, HP22 6PQ



brown & merry

Country House  
& **Farm Sales**

THIS BEAUTIFUL DETACHED COUNTRY HOUSE  
IS SET PRIVATLEY IN THE HEART OF THE  
CHILTERN HILLS.



This unique country home has been refurbished throughout and from the three reception rooms to the four bedrooms it offers everything you would want and more. Not to be outdone, the serene grounds boasts a large patio and sun terrace, as well as a gravelled driveway, carport and mature gardens all of which is overlooking the natural beauty of Buckinghamshire's gorgeous Countryside. This "one of a type" property offers an amazing lifestyle opportunity.

### **The Main House:**

Internally the house combines light and spacious rooms with comfortable bedroom accommodation on the first floor. Leading in from the driveway the entrance provides the first glimpse of what this unique stylish home has to offer. The ground floor has luxuriously light and open rooms and a large conservatory to the rear. Leading through to the open kitchen/living space you get a perfect blend of both the old and the new with door to the side leading to the utility room.





The inner hallway which leads you to the lounge, kitchen/family room and study also has French doors leading through to the conservatory at the rear and stairs to the first floor. The reception rooms all boast views over the formal gardens to the front, side and rear of the house. There is also an open fireplace with multi-fuel stove in the lounge, which also has solid wooden flooring and French doors to the front aspect. Rising to the first floor via the ornate stairs the landing leads you to the Master bedroom with en-suite, three further double bedrooms as well as a family bathroom.





**Externally:**

*Set in roughly half and acre the gravelled driveway leads you through to the property where you will find ample parking and access to the car port. To the rear, front and side are the landscaped formal gardens perfect for entertaining and a lawns.*

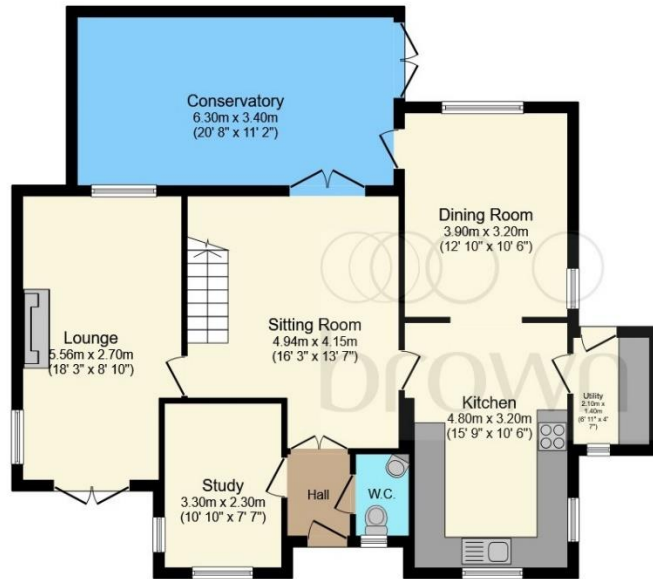


**Location:**

*Wendover has one of the prettiest High Streets in the Chilterns and has won Best Kept Village of the Year 2023, with its eclectic mix of shops, pubs and restaurants and ever popular schools, together with the main line station offering a frequent service to Marylebone (50mins). The A41 can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 can be found at High Wycombe.*

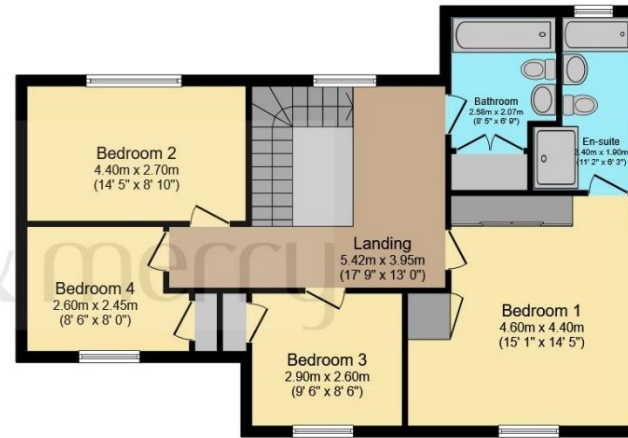
**Education:** *Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schooling; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). Further education can be found at Aylesbury College and Buckinghamshire University.*





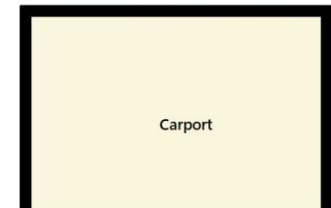
### Ground Floor

Floor area 101.8 sq.m. (1,096 sq.ft.) approx



### First Floor

Floor area 77.2 sq.m. (831 sq.ft.) approx



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Features:

Entrance hall | Three Reception Rooms | Kitchen/Family room |  
Utility room | Cloakroom  
| Principal bedroom with en-Suite |  
| Three Further Double Bedrooms | | Family Bathroom |  
| Driveway parking & Carport |  
| Mature gardens and open views |



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