



brown & merry

Country House
& **Farm Sales**

The Gables, Wendover, Buckinghamshire, HP22 6NH

A photograph of a charming, two-story house with a steep gabled roof and a prominent brick chimney. The house features dark brown horizontal siding and white trim around the windows and roofline. A covered porch with a dark wooden frame is visible on the right side of the house. The house is surrounded by a lush, well-maintained garden with a large, vibrant green lawn in the foreground. A wooden bench sits on the lawn to the right. The garden is filled with various plants, including a large tree with reddish leaves on the left and a tall, dense evergreen on the right. The sky is bright blue with scattered white clouds.

THIS BEAUTIFUL HOUSE IS LOCATED ON ONE OF THE MOST SOUGHT-AFTER LOCATIONS IN WENDOVER.

This superb and substantial family home of traditional brick construction all under tiled roof slopes. During the current owner's tenure, the property has been fastidiously maintained and is now offering versatile and comfortable accommodation in a quiet and exceptional location. This wonderful home offers an amazing lifestyle opportunity.

The Main House:

Internally the house combines light and spacious reception rooms with comfortable bedroom accommodation on both the ground and first floors. Leading in from the driveway the large entrance provides the first glimpse of what this unique stylish home has to offer. The ground floor has luxuriously large reception rooms with windows offering light from all aspects as well as views over the well planted, mature gardens. The large entrance hall has doors through to a spacious double aspect sitting room which in turn has double doors through to separate dining room at the rear. There are also doors leading to the open kitchen/breakfast room, cloakroom with shower, study and two double bedrooms, one with en-suite. There is also a utility room off the kitchen with access to the garden at the rear and double doors from the dining room opening out onto a south westerly facing mature gardens and sheltered loggia. Rising to the first floor you will find a spacious master suite with en-suite bathroom and two walk in wardrobes. You will also find a first floor sitting room, two further double bedrooms and the family bathroom. A generous loft space is accessed from bedroom two offers great potential and storage space. The property would work well for multi-generational living as the ground floor bedrooms could easily become a self-contained annexe.





Externally:

Set just off the picturesque tree lined Dobbins Lane, The Gables is approached by a gravelled driveway which leads you to the property where you will find ample parking and double garage. Wrapping 360degrees around the property the private gardens have been thoughtfully landscaped to give a blend of both mature and formal spaces perfect for entertaining and privacy. You will find a patio area, a large lawn area to both front and rear, a loggia, summer house / home office as well as an abundance of mature trees, shrubs and bushes.







Location:

Gables close provides a short 5-minute walk to the high street for general amenities as well as walking distance to the village railway station. Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library.

Education:

There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.



Total floor area 312.5 m² (3,364 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



GUIDE PRICE £1,200,000

Features:

Entrance hall | Three Reception Rooms | Kitchen/breakfast room |
Utility room | Cloakroom
| Ground floor bedroom with en-Suite |
| Master Bedroom with en-suite | Three Further Double Bedrooms
| | Family Bathroom |
| Summer House/ Home office & Garaging |
| Driveway parking | Mature gardens |



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