



PORTFOLIO
from


brown & merry

Halton Village, Halton, Buckinghamshire HP22 5NS

Halton Village, Halton, Buckinghamshire HP22 5NS

This superb Grade II listed family home is situated in the heart of this highly sought after location.



Entrance Hall

Entering the property, you will find a small porch area, perfect storage for coats and shoes. Doors open to the hallway leading to the Dining Room and Kitchen, Study/Bedroom 3, Lounge and stairs. Engineered oak flooring throughout.

Kitchen

The shaker style kitchen continues from the dining room, equipped with a good range of base and wall cabinets. A range of appliances including gas hob, high level oven, warming drawer, microwave and integrated appliances, finished with granite worktops. Within the kitchen is the original tiled walk-in larder with ample storage.

Utility Room

This good sized tiled utility room has a range of both floor and high level wall units, window to the rear aspect, space for appliances, a sink and drainer, and the boiler.

Cloakroom

Leading off of the kitchen the cloakroom has a window to the rear aspect, a low level w/c and a wash hand basin.



Dining Room

This light and airy Dining room has double aspect with French doors leading to the courtyard. Bespoke banquette seating with ample storage with an abundance of natural light, overlooking the garden with Church views.

Lounge

The lounge is full of character and charm with its open fire place, perfect for those cooler months, exposed beams, original wooden flooring, walk in storage cupboard and radiator.

Bedroom Three/Study

Light and airy the third bedroom/study has a window overlooking the garden, wooden flooring, storage and a radiator.

First Floor

Rising to the first floor you will find doors to the family bathroom and both bedrooms one and two and bespoke storage.

Bedroom One

The main double bedroom has a wealth of character with exposed beams and brickwork, carpeted flooring, dual aspect windows to the front and side aspects, radiator and a door to the large storage room.

Bedroom Two

The second of the double bedrooms on the first floor also has lots of character features with exposed beams, carpeted flooring and a radiator.

Family Bathroom

The beautifully presented bathroom has a large walk in shower cubicle, bath with chrome taps, low level w/c, wash hand basin, part tiled walls, a heated towel rail, an airing cupboard, exposed beams and original wooden flooring and a window to the front aspect.

Externally

Outside of the property you will find the entrance to the property which is via the fully automated gates, leading to a driveway with parking for multiple cars. A beautifully landscaped garden with lawns, flowering borders, vegetable garden, green house, two sheds and fruit trees. There is also a summer house which has electric and lighting and can be used for a variety of uses including an office. Leading both from the back door and French doors is a small courtyard area, perfect for those late summer evenings or morning coffee. Pedestrian access to the house can also be via the front of the property, through the original 18th century metal gates providing side access, flowering borders and a fence.





Location

Halton Village is a historically interesting village, once owned by the Rothschilds, and situated at the foot of the scenic Chiltern Hills. London can be easily reached by train from Wendover station, just two miles away, or by the conveniently located A41. The village fosters a strong community spirit and ample amenities are to be found in the nearby town of Wendover, including shops, pubs and restaurants. Furthermore, the area is renowned for its stunning countryside walks, cycling paths and the wildlife haven of the Wendover Arm canal.



Education

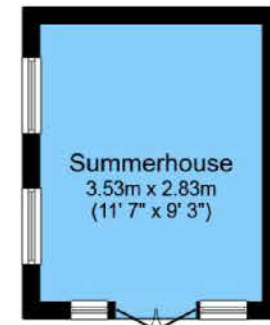
Buckinghamshire has been renowned for its schooling for many years. The property is in catchment for Halton Community School (Ofsted Rated Outstanding). Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted School and Tring Park School for the Performing Arts.



Ground Floor



First Floor



Outbuilding

Total floor area 124.7 m² (1,342 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

welcome to

Halton Village, Halton, Buckinghamshire HP22 5NS

This 18th Century, Grade II listed, home is one of the key houses within the historic village of Halton. Situated on a unique large corner plot there are stunning views across to the village church and within a short walk to the canal, making it an ideal location for the lovely Chilterns and the market town of Wendover.

OIEO

£650,000

- Three Bedrooms
- Two Reception Rooms
- Village Center Location
- Driveway Parking

Tenure: Freehold

EPC Rating: D

PORTFOLIO
from


brown & merry



To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk
Woollerton House, 7 High Street, Wendover, Aylesbury,
Buckinghamshire HP22 6DU
brownandmerry.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

