



  
brown & merry  
Country House  
& Farm Sales

Coldharbour, Tring Road, Wendover HP22 6NR



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## THE MAIN HOUSE

This superb 16th century character cottage located in the center of the highly sought after village of Wendover. Measuring approx. 2,400 sq ft it includes a separate double garage which is accessed via a private gated driveway to the rear of the property.

Coldharbour Cottages are a group of thatched cottages which exist on the Tring Road, which date back to Henry VIII who (it is said) gave them to his wife Ann Boleyn.

Updated to the highest of standards by the current vendor, the cottage maintains all of its character and charm. With a wealth of original features including wooden beams this spacious cottage offers versatile accommodation over two floors as well as a fantastic sized garden to the rear.





Entering the property you will find the large entrance/reception room which has a door leading to the 23ft lounge/sitting room with its exposed beams and fireplace, the third reception room/third double bedroom which has a large inglenook fireplace to the far end also has built in storage, the utility and shower room as well as a wide, solid wooden stairway leading to the first floor.

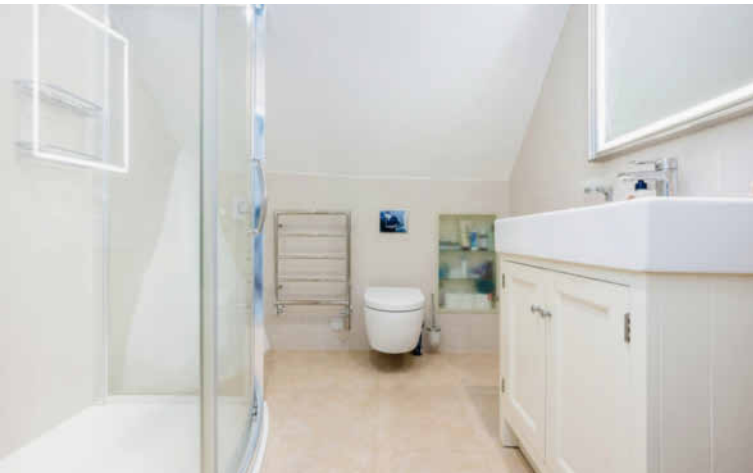
The kitchen has an extensive range of white wall and floor units with worktops over, a built-in, high-level double oven and hob, quarry tiled flooring with a stable door out to the patio and window to the rear aspect. There is space enough at the far end for a breakfast table.





## FIRST FLOOR

Rising to the first floor the versatility only continues with a large open plan landing perfect for a study area with vaulted ceiling, two large double bedrooms both also with vaulted ceilings, a dressing area/bedroom four, walk in dressing room and an en-suite.

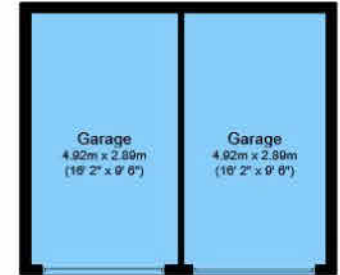




**Ground Floor**



**First Floor**

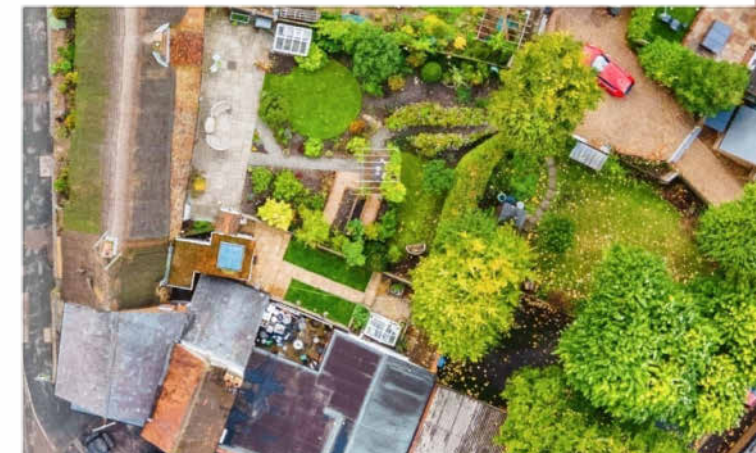


**Garage**

**EXTERNALLY**

The extensive, westerly facing cottage garden enjoys a high degree of seclusion and is a real feature of the property having been attractively landscaped and designed to create spaces for the whole family to enjoy. Directly to the rear of the cottage is a York stone patio area that is perfect for entertaining and enjoying the evening sun, a brick built outbuilding with power and lighting and a superb, bespoke wooden green house. Pathways lead you

down the mature, well stocked garden where you find lawn areas, ground level and raised beds which contain herbaceous and perennial flowers, shrubs, and bushes. Further down there is a pergola, and beech hedging which screens the large wildflower garden to the rear which is where you will also find two sheds, mature trees and a gate leading out to the parking and two garages. To the front there is a wide stocked flower bed plus public street parking.







## LOCATION

The property is situated in an exceptional location on Tring Road, which has always been at the top of anyone's shopping list when looking to live in the heart of Wendover. Offering an interesting mix of eras, you are situated only a few minutes' walk from the village centre, with its eclectic mix of shops, pubs and restaurants. Also in Dobbins Lane you will find the Tennis Club, together with the Squash and Bowls Clubs. The station is again only a short walk and offers 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 upper school in Wendover. Aylesbury also has the Grammar and High Schools, together with Sir Henry Floyd Grammar School. The private sector is well served in the area, including Griffin House and Beacon School.

## TENURE

Freehold







Woollerton House, 7 High Street, Wendover,  
Aylesbury, Buckinghamshire

T 01296 622855  
E [wendovercfs@sequencehome.co.uk](mailto:wendovercfs@sequencehome.co.uk)  
W [brownandmerry.co.uk](http://brownandmerry.co.uk)

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