



**PORTFOLIO**  
from **brown & merry**

Lowther, 7 Coombe Avenue, Wendover, Buckinghamshire HP22 6BX

# Lowther, 7 Coombe Avenue, Wendover, Buckinghamshire HP22 6BX

*Set in arguably one of the most desirable Avenue's in Wendover, located just off Dobbins Lane and close to Wendover High Street , mainline station, shops and amenities, Lowther is a lovely five bedroom detached house set in generous gardens, driveway parking and garage. Viewing is essential.*



## Entrance Porch

Attractive tiled covered porch.

## Entrance Hall

A generous entrance hall, with doors to reception rooms and stairs raising to the first floor.

## Sitting Room

*15'3 x 14'0 Max*

A spacious sitting room with a large bay window to the front aspect with views over the front gardens.

## Dining Room

*11'11 x 11'11 Max*

A bright and spacious dining / reception room with doors opening onto the rear gardens.

## Kitchen / Breakfast Room

*17'0 x 8'3 Max*

Fitted with a range of wall and base units, large larder cupboard, space and plumbing for dishwasher and washing machine, space for cooker. Window overlooking the rear garden, an arch leading through to the breakfast room, window to rear garden, door to rear lobby, cloakroom, door to gardens.



## Bedroom 1

*15'6 x 14'3 Max*

A bright and spacious master bedroom, with a large bay window to the front aspect.

## Bedroom 2

*11'11 x 11'11 Max*

A generous double, with a large picture window overlooking the rear gardens.

## Bedroom 3

*11'3 x 10'0 Max*

Another double bedroom, with a large window to the

front aspect.

## Bedroom 4

*12'9 x 8'0 Max*

A cosy double bedroom with bay window to the front aspect.

## Bedroom 5

*10'0 x 6'10 Max*

A good sized single bedroom with window overlooking the rear garden.



## Family Bathroom with separate WC

A coloured suite comprising of bath with shower over, pedestal wash hand basin, tiled walls, window. The wc is separate with a low level wc and wash basin, window.

## Garage

16'2 x 11'5 Max

Electric up and over garage door, power and light.

## Outside

The driveway provides parking for several vehicles and leads to the garage. The remainder of the front garden is enclosed with timber fencing, a lawned area, shrub and flower borders, gated side access to the rear.

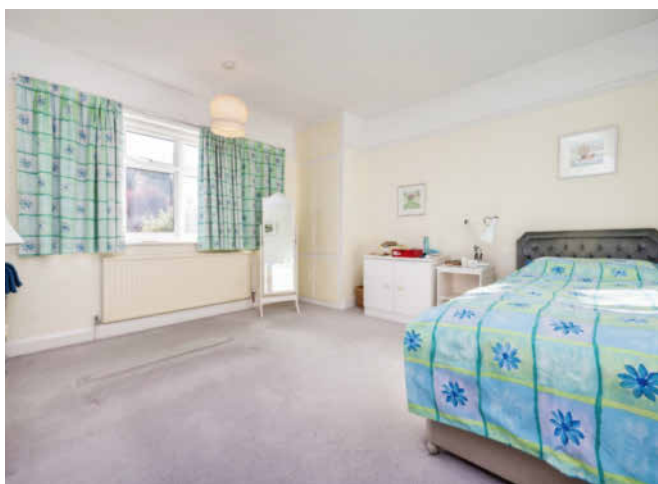
The rear gardens are truly lovely, and are filled with an abundance of flowers, shrubs and specimen trees which provide a high degree of privacy. The remainder of the garden is laid to lawn, there is also a large timber garden shed and green house with vegetable patch beyond, completing this wonderful outside space.

## Location

The property is situated in an exceptional location in a private no-through road just off Dobbins Lane, 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.

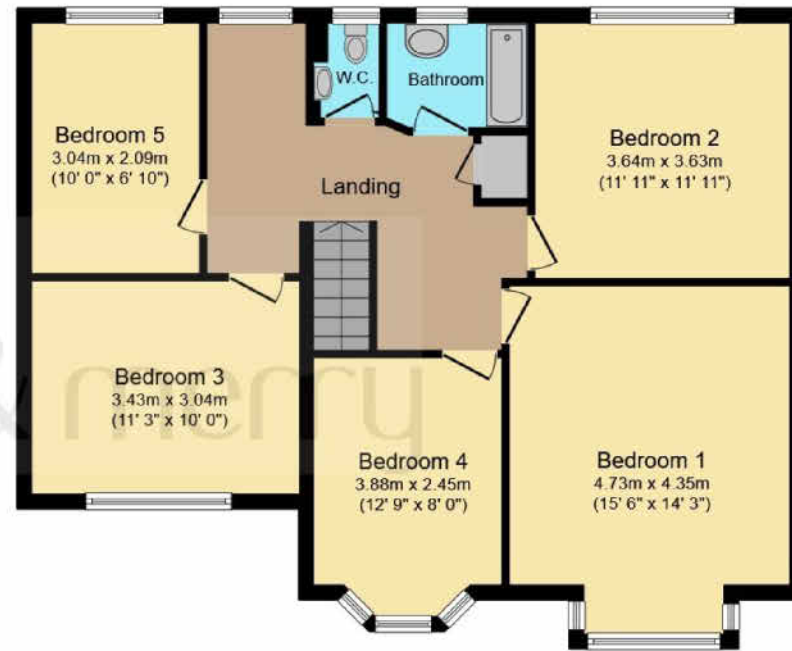
## Education

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.





**Ground Floor**



**First Floor**

Total floor area 169.0 m<sup>2</sup> (1,819 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](http://www.focalagent.com)

# welcome to

Lowther, 7 Coombe Avenue, Wendover, Buckinghamshire HP22 6BX

A lovely family home, set in the most convenient location, close to Wendover High Street with its eclectic mix of shops and restaurants, walking distance to a mainline station, local schools, doctors surgery and Wendover Tennis, squash, bowls and Cricket clubs.

**Agents Notes: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.**

Guide Price

## £975,000

- Five Bedrooms
- Three Reception Rooms
- Detached House
- Fabulous Gardens

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

## 01296 624444

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)  
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