



brown & merry

Country House
& **Farm Sales**

Combes Gate, Ellesborough Road, Wendover

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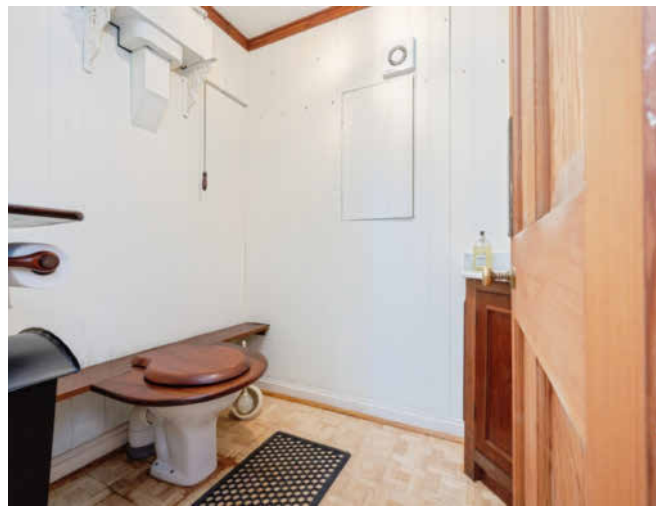
THE MAIN HOUSE

This exceptional 1920's family home offers light and spacious accommodation split over three floors, with a wealth of character throughout. The house has been sympathetically modernised over the years, offering versatile entertaining and living space throughout. The inviting entrance hall leads you through to the large country style kitchen, a spacious study, and generous bright and spacious drawing room opens to the garden room enjoying stunning views over the rear garden and beyond. There is also a super, characterful cloakroom. From the kitchen the garage has been integrated into the house and is currently being used as a gym with a further workshop to the rear. On the first floor you will find a large open landing area which leads you to four generous double bedrooms, and three bathrooms. The country style kitchen has an excellent range of both floor and wall units, an Aga, fireplace with log burner, a large window overlooking the rear garden and fields beyond. Door to the garden room and double doors into the garage/ gym.

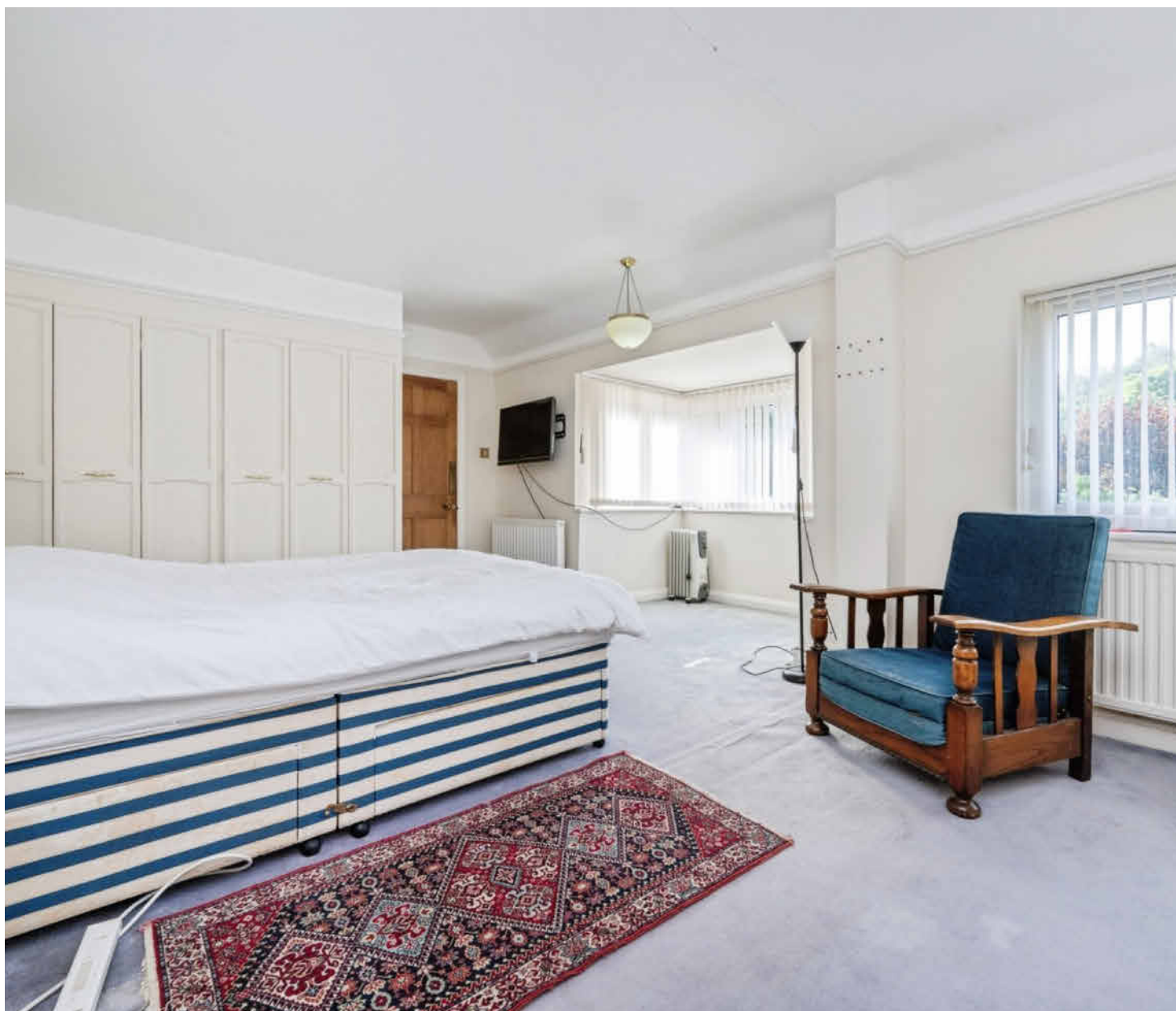




The study is located at the front of the property and has an open fireplace, a large bay window overlooking the substantial driveway, open fields and Coombe Hill woodland beyond. The spacious, triple aspect, open plan drawing room enjoys far reaching views to front and rear, an open fireplace with a large multi-fuel stove, wooden flooring and bi-fold door leading to the sunroom at the rear. The sunroom is beautifully crafted and offers views and access to the rear garden and a raised deck, perfect for Al fresco dining. To complete the ground floor internally the cloak room is a real feature with wonderful original features, giving you great feel and history of the house. Rising to the first floor the large landing has a window to the front aspect.



The master bedroom offers two large windows to the front aspect overlooking the fields and woodland, wardrobes are fitted to two sides of the room with a door to the rear leading into the large four-piece en-suite. The second double bedroom suite is situated to the rear of the property and has a large window to the rear aspect and an en-suite shower room.





Total floor area 312.2 m² (3,361 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.focallagent.com

The third double bedroom is situated to the front of the property and has a bay window to the front. The smallest of the four double rooms has views over the rear garden and is currently used as a second study.

Externally
To the front of the property you will find a generous graveled

driveway providing parking for multiple vehicles. A mixture of specimen trees, shrubs and bushes.

The rear garden is a real selling feature of the house and has everything you could wish for. A large lawn, raised sun deck, perfect for entertaining, access to the work shop and garage, storage sheds and vegetable gardens located at the far end of the garden. There is also a lower ground floor to the far side of

LOCATION

Situated less than a mile from the village centre, the property stands in private grounds with the stunning backdrop of the wooded escarpment leading up to Coombe Hill nature reserve. With its eclectic mix of shops, pubs and restaurants, Wendover is without doubt one of the most appealing high streets in the Chilterns. There are numerous clubs and recreational facilities in the village including tennis, squash and bowls. The Chiltern Line



is within walking distance and offers an excellent reliable service to London Marylebone (45 mins), whilst access to the M25 can be found via the A41(M) at Tring (4 miles), or alternatively the M40 at High Wycombe (11 miles). Nearby Tring provides a wide variety of quality shops and restaurants. For those commuting to London, Euston maybe reached in about 40 minutes from Tring Station. The A41 Bypass to the south of Tring provides easy access onto the M25 (junction 20) thus facilitating routes to the motorway network and international airports.

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.

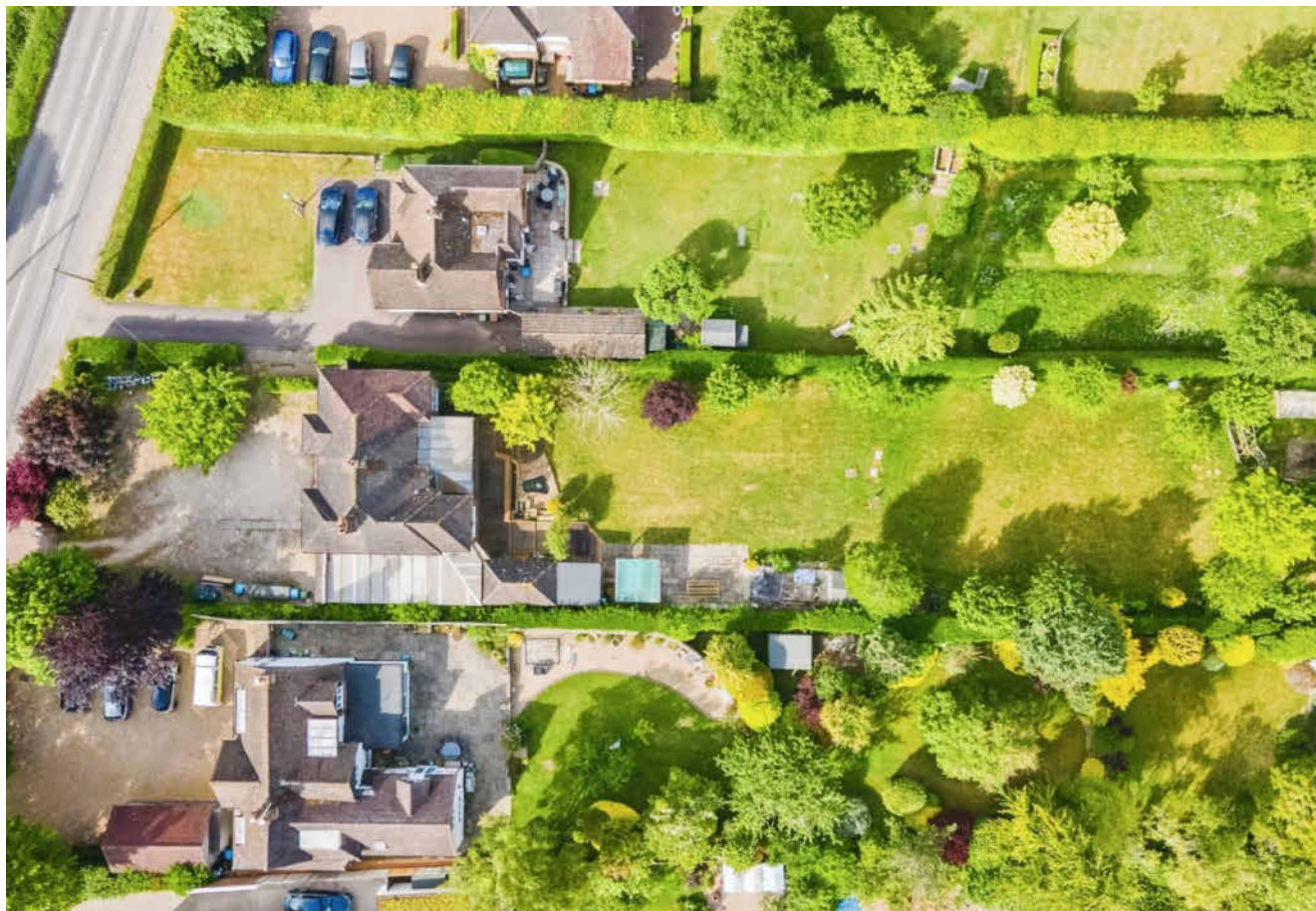
TENURE

Freehold

SERVICES

Mains Electricity, Water, Private Drainage, Oil-fired Heating





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