



PORTFOLIO
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Chiltern Road, Wendover HP22 6DB

11 Chiltern Road, Wendover, Buckinghamshire HP22 6DB

A substantial Edwardian three storey semi-detached house, brimming with original features which are complimented with the contemporary open plan kitchen, dining sitting room with bi fold doors to the terrace and gardens beyond, very conveniently situated within a level walk of the village centre, station and schools.



Entrance

A beautiful tiled porch leads you into the reception hall with doors to the main reception room, wc and under stairs storage, stairs to the first and second floor accommodation.

Ground Floor Accommodation

An elegant formal living room is to the front of the property, with a large bay window which floods the room with natural light and which features a fireplace with marble hearth and deep cornice. A formal dining room

which is currently being used as a music room opens to the most amazing, vaulted, open plan kitchen, dining, sitting room with bi fold doors opening to a large terrace with gardens beyond.

The kitchen has been thoughtfully designed and is fitted with an extensive range of wall and base units with Quartz work surfaces, sink with boiling water tap and a range of integral appliances. Tiled floor with underfloor heating. Off the kitchen there is a separate utility room complete with shower cubicle and access to the cloak room.



First & Second Floors

On the first floor is the master bedroom with windows to the front aspect, ensuring the room is light and bright, built in wardrobes and en-suite shower room. Two further

bedrooms, the smallest of which would make an ideal nursery, home office or dressing room. A family bathroom, with shower, bath, low level wc and wash hand basin complete the first floor. Stairs rise to the second floor where two further double bedrooms can be found.

Outside

The paved frontage of the property leads to the front door and a side gate giving access to the rear garden. Whilst there is no off road parking for this property, there is on street parking immediately outside the property and the current owners have advised us that they have no issues parking close by.

A mature rear garden, fully enclosed with hedging and flower borders, a large lawn and paved terrace, ideal for al fresco dining.

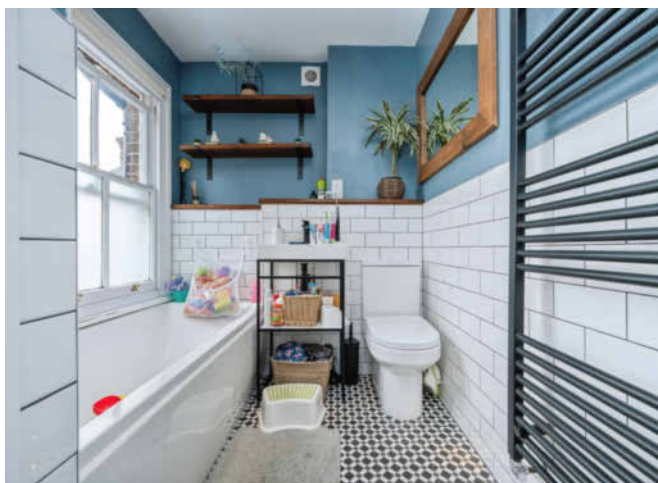


Education

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.

Location

The property is situated in an exceptional location close to Wendover High Street and all amenities. 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.





Total floor area 162.7 m² (1,751 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

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A spacious and characterful family home, thoughtfully extended to feature a light-filled open plan kitchen, dining and sitting area ideal for relaxed living and entertaining. With four bedrooms plus a versatile nursery/home office, three stylish bathrooms and an enclosed garden with terrace with views of the local windmill.

Guide Price

£875,000

- Characterful Family Home
- 4/5 Bedrooms
- 3 Bathrooms
- Walking Distance To All Amenities

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

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