



PORTFOLIO
from



brown & merry

Bridle Manor, Halton, Buckinghamshire HP22 5PQ

5 Bridle Manor, Halton, Buckinghamshire HP22 5PQ

Originally stables forming part of the Rothschild Estate 5 Bridle Manor has been thoughtfully converted into a desirable four bedroom home.



Entrance Hall

Entering the property from the beautiful courtyard you will instantly get a feel for what is to come. With a door to the left leading thorough to the cloakroom the entrance opens out to the dining room and stairs leading up to the first floor.

Dining Room

The dining room has a picture window to the rear aspect, open to the lounge at the far end, carpeted flooring, a large radiator and a door leading through to the kitchen.

Lounge

The large lounge offers a light and airy space with an open fireplace with a wood burning stove, two large radiators and a large bay window to the aspect and a single door leading out to the rear garden.

Kitchen

The kitchen offers a good range of both wall and floor units, ample work surface space, space appliances, tiled flooring and part tiled walls, a window to the rear and single door leading out to the rear garden. There is also a door leading into the utility room.

Cloakroom

The cloakroom has a low level W/C. wash hand basin, radiator and a window to the front aspect.



Utility Room

The utility room has space enough for a range of appliances, storage space and a window to the the rear aspect.

First Floor Landing

Rising from the ground floor the landing has windows to the rear aspect, a window to the front aspect and doors to all bedrooms and the family bathroom.

Bedroom One

The main bedroom has a window to the front aspect, a built in wardrobe, carpeted flooring, a radiator and a door to the en-suite.

En-suite

The en-suite has a shower cubicle, a low level W/C, a wash hand basin and a window to the rear aspect.

Bedroom Two

The second bedroom has two windows, one to the side aspect and the other to the rear, a built in wardrobe, a radiator and carpeted flooring.

Bedroom Three

The third bedroom has a window to the front aspect, carpeted flooring, a built in wardrobe and a radiator.



Bedroom Four

The fourth double bedroom has built in wardrobe, a window to the front aspect and a radiator.

Main Bathroom

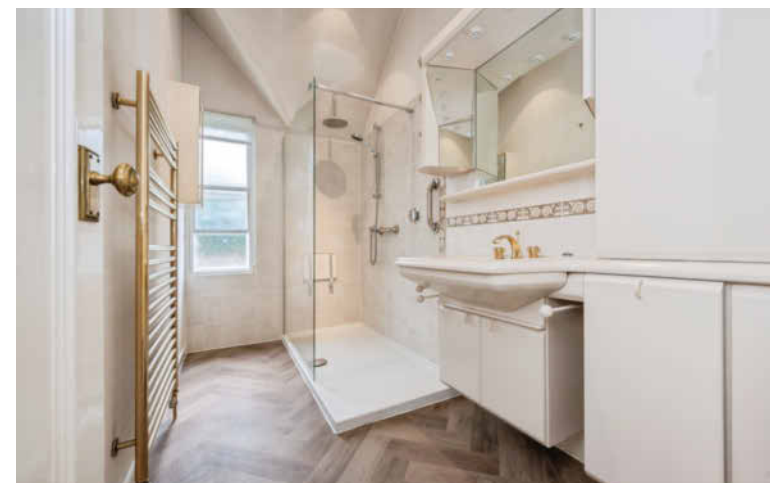
The main bathroom has been recently refurbished with modern features including a fully tiled shower cubicle, low level wc, wash hand basin with vanity unit, part tiled walls, tiled floor and heated towel rail.

Externally

5 Bridle Manor sits on an impressive, secluded corner plot with a landscaped garden to the rear, a side garden with storage building, a courtyard to the front as well as a good sized garage and driveway parking for multiple cars.

Location

Halton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, Post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35 minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby. Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools.





Ground Floor



First Floor

Total floor area 188.1 m² (2,025 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

Bridle Manor, Halton, Buckinghamshire HP22 5PQ

5 Bridle Manor is a spacious residence offering substantial accommodation over two floors with an abundance a character features, high ceilings and an open fireplace. Forming part of the exclusive St Michaels Close Development, located in the heart of Halton Village and close to the historic Halton House. This wonderful converted stable is a true Gem of a property and viewing is essential to truly appreciate the secluded location and all this home has to offer.

Guide Price

£800,000

- Four Bedroom
- Two Bathrooms
- Two Reception Room
- No Onward Chain

EPC Rating: E

Council Tax Band: F

Tenure: Freehold

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.

