

# CRENDON HOUSE

Est. 1971

## Wooburn Town - Gorgeous Period Property £895,000- Freehold



A charming Period Home located close to the popular village park in the heart of Wooburn Town Step into timeless elegance with this beautifully presented 4-bedroom period property in the sought-after Wooburn Town location. Combining character and modern comfort, this stunning home is perfect for families or those seeking a peaceful retreat with easy access to local amenities. This home is full of period charm, with exquisite details throughout. Additionally, the property boasts a large brick-built Barn perfect for hobbies, storage or even as a home office. With a complete chain, this property offers a hassle-free move, allowing you to settle in with ease. Nestled in a popular and well-connected location, you'll enjoy the best of both worlds—quaint village charm with excellent access to transport links and local conveniences. Don't miss out on this unique opportunity! Contact us today to arrange a viewing. Accommodation comprises - Living Room Dining Room Family Room Kitchen/Breakfast Room Cloakroom 4 Bedrooms 2 Bathrooms Large Private Garden Barn/Workshop EPC: D Council Tax Band: G

Period Character Property  
Complete Chain  
4 Bedrooms

Beautifully Presented  
Throughout  
Private Garden

# Old Bakery Cottage , Wooburn Town, Wooburn Green, HP10 0PW



## Accommodation Comprises:

### **Living Room:**

Log burner with large feature brick fireplace, dual aspect window to front & rear aspect, stairs rising to first floor, exposed beams & brickwork.

### **Dining Room:**

Tiled floors with under floor heating, French doors leading to rear garden, radiator

### **Family Room:**

Dual aspect windows to front & rear aspect, stable door leading to rear garden, radiator

### **Kitchen/Breakfast Room:**

Fitted with a range of base and eye level units with stone top work surfaces incorporating an inset Butler sink with mixer tap. Recessed Range cooker with extractor overhead, space for tall fridge/freezer. Triple aspect windows to front rear & side, Stable door leading to rear garden, door with stairs rising to first floor, exposed beams, radiator. Large storage cupboard with space & vent for a tumble dryer

### **Cloakroom :**

Window to rear aspect, low level WC, wash hand basin with mixer tap, radiator

### **Bedroom 1:**

Dual aspect windows to front & rear aspect, radiator, beams

### **Bedroom 2:**

Window to rear aspect, beams, radiator, inset sink vanity unit with mixer tap & storage under, built in wardrobes

### **Bedroom 3:**

Window to rear aspect, radiator, loft hatch

### **Bedroom 4/Study :**

Window to rear aspect, radiator, beams

### **Family Bathroom:**

Fully tiled floor with under floor heating, window to rear aspect, shower cubicle with wall secured handheld shower, inset sink vanity unit with mixer tap & storage under, low level WC, claw foot bathtub with mixer tap and handheld shower attachment, beams

### **Shower Room:**

Window to front aspect, low level WC, wash hand basin with mixer taps, fully tiled shower with wall mounted handheld shower attachment, heated towel rail

### **Garden:**

A mature walled cottage garden with large lawn area encompassed by mature shrub, herbaceous and floral beds & borders. There are stone pathways lined with outdoor lanterns, one leading to the large brick built barn/store. Large shingle area ideal for outdoor entertaining

### **Barn/Store:**

A large brick built workshop/barn/store situated in the corner of the rear garden, accessed via oversized double doors. Mains light & power is connected, it has a high beamed & vaulted ceiling along with a small window overlooking the garden.

## Council Tax Band: G

## EPC Rating: D

## **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01628 527766**