



Chiltern Road, Wendover
Buckinghamshire, HP22 6DB

TIM RUSS
& COMPANY



Chiltern Road Wendover Bucks HP22 6DB

Delightful Victorian four bedroom semi-detached family home with many original features, sitting room, family room and a well fitted kitchen/dining room.

£775,000



The Property

Built in 1901 this handsome Victorian property offers superb, light and airy family accommodation which cleverly blends the old with the new and comprises: porch, entrance hall with engineered oak flooring, sitting room with attractive fireplace housing a gas fired log burner and attractive bay window, a family room/snug with doors leading out to the garden. The kitchen/dining room has been designed by Constable & Phillips comprising of a superb bespoke range of shaker style units with Corian worksurfaces, engineered oak flooring with underfloor heating, integrated appliances including washer/drier, dishwasher, fridge, freezer, oven, warming drawer, combination microwave/oven, five ring induction hob, extractor and Quooker boiling water tap. A superb feature in the kitchen is the glass covered spiral wine cellar which is 2.5 metres deep and has a 1300 bottle capacity. There is plenty of space for a dining table and there are double doors leading out to the garden. The first floor provides a large master bedroom with original sash windows and fitted wardrobe cupboards, a further double bedroom, a shower room and a spacious family bathroom. To the second floor there are two further good sized bedrooms.

Outside

To the front of the property there is a dwarf retaining

wall with a gated pathway leading to the front door and a gated side access which leads to the attractively landscaped rear garden. The garden enjoys a sunny, southerly aspect and is split into three areas all of which are well stocked with a variety of shrubs including a rose covered archway and herbaceous beds/borders, with a lovely paved patio immediately abutting the property. To the rear of the garden there is a timber 'Lugarde' **Summerhouse/Home Office** which measures 14'5 x 8', has light and power and a verandah to the front which provides a lovely seating area from which to enjoy the garden.

Location

The property is located in this highly regarded road just off Dobbins Lane, within a short walk of the village centre and mainline station. Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The railway station is situated at the top of the High Street providing access to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. There are schools in the village for all ages and the renowned Grammar School and

High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

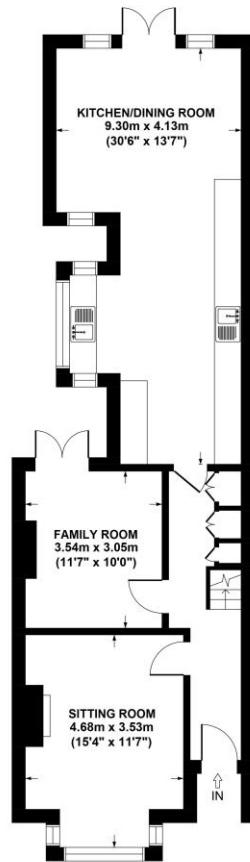
Directions

Proceed up Wendover high street and take the first turning on the right into Dobbins lane. Take the third turning on the right into Chiltern Road where the property can be found on the right hand.

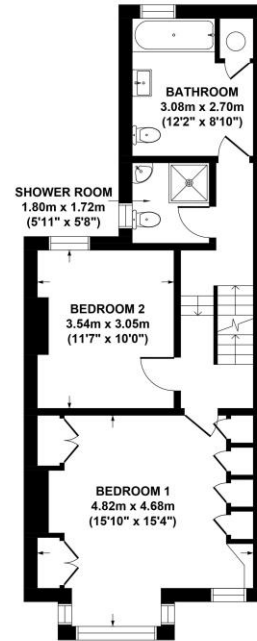
Viewings Strictly by appointment only.

EPC Rating: D

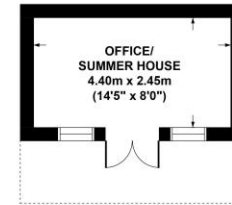




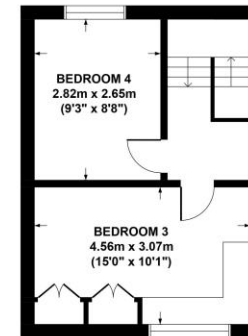
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 70 SQ M / 753 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 52 SQ M / 561 SQ FT



OUTBUILDING
GROSS INTERNAL
FLOOR AREA 11 SQ M / 116 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 33 SQ M / 354 SQ FT



CHILTERN ROAD, WENDOVER, HP22 6DB
APPROX. GROSS INTERNAL FLOOR AREA 166 SQ M / 1784 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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