



Halton Village,
Buckinghamshire HP22 5NS



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Beautifully presented Grade II Listed family home offering a wealth of character with an attractive south westerly facing rear garden and a detached double garage.

£930,000 Freehold



The Property

Having been extensively refurbished by the current owners, this Grade II Listed property successfully blends a wealth of charm and character with modern day living, and must be viewed in order to appreciate the spacious and versatile accommodation that the property offers. Dating back, we believe, to the 18th Century, the property formed part of the Rothschild Estate and as the name suggests, the property was once a village store and post office until it closed in 1984. The beautifully presented accommodation comprises: entrance lobby, study, superb sitting/dining room, lower ground floor room/wine cellar, family room with fireplace and log burner, cloakroom/shower room, fabulous kitchen/breakfast room with double doors leading out to the garden and integrated appliances including: microwave, range oven, extractor, dishwasher, fridge, wine cooler, Quooker tap and water softener. To the first floor there is a master bedroom with a well fitted en-suite bathroom, four further good sized bedrooms and a family bathroom.

Outside

The rear garden is a lovely feature of the property having been attractively landscaped and enjoying a sunny south westerly aspect.

Double Garage 18'7 x 18'1

Light and power, personal door, two double timber doors. Further driveway parking for two cars.

Additional Information

Council Tax Band: F

Location

Situated in the heart of Halton Village, in an Area of Outstanding Natural Beauty, and within about 1 ½ mile walk or 5 minute drive from Wendover village centre where there is a mainline railway station, on the Chilterns Railway Line, providing commuter services to Marylebone in 45-50 minutes. There are excellent schools for all ages in the area including highly regarded Grammar Schools and many opportunities for recreation close to the village including the renowned Halton Tennis Centre and Gym, Wendover Woods and Coombe Hill, and most sports are available in the Aylesbury Vale.

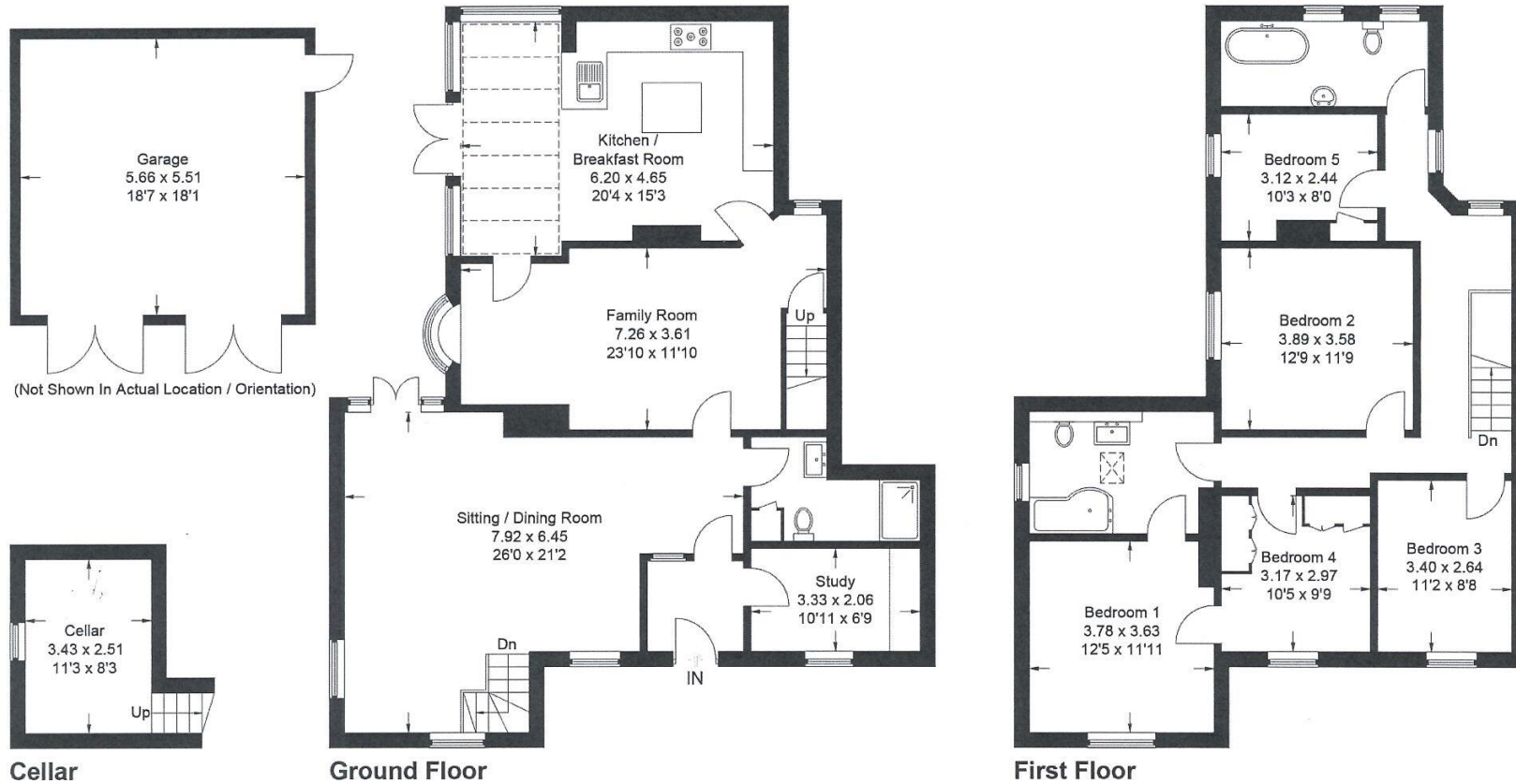
Directions

Proceed down Wendover High Street and at the mini roundabout turn right towards Tring. Proceed over two mini roundabouts and take the turning on the left into Chestnut Avenue (with the RAF aeroplane in the corner.) Follow this road into the village and the

property can be found on the left hand side as indicated by our For Sale board.



Approximate Gross Internal Area
 Cellar = 9.5 sq m / 102 sq ft
 Ground Floor = 110.1 sq m / 1,185 sq ft
 First Floor = 89.5 sq m / 963 sq ft
 Garage = 31.1 sq m / 335 sq ft
 Total = 240.2 sq m / 2,585 sq ft



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