



Old Corner House, Back Street, Wendover,
Buckinghamshire HP22 6EB

TIM RUSS
& COMPANY



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An elegant Grade II Listed 18th Century property offering a wealth of character, situated in the heart of Wendover.

NO ONWARD CHAIN

£895,000 Freehold



The Property

This beautifully presented property has been exceptionally well maintained by the current owners who have been the custodians of this delightful property for many years and they have thoroughly enjoyed the convenience of living in the centre of Wendover. The property offers a wealth of character including: fireplaces, exposed beams, a wide sweeping staircase, ceiling cornices and sash windows. This period property is in the Conservation Area of Wendover and was created some years ago by the sympathetic conversion of the original Georgian property which was formerly a hotel.

The accommodation is spread over four floors and comprises: entrance hall with polished oak wood flooring and from the hall there is a door leading down to the cellar which is ideal for entertaining and storage with exposed beams, good head height and two windows providing natural light. On the ground floor there is a guest cloakroom and the sitting room has many character features including an attractive fireplace housing a log burner, sash windows with a window seat and panelling to the walls. The dining room, which could be opened into the kitchen, has exposed beams to the ceiling and the kitchen is well fitted with bespoke units and granite works surfaces with an inset hob, double oven, fridge, freezer, dishwasher and microwave. To the first floor there is

the generous master bedroom which enjoys a double aspect with window seating, exposed beams to the ceiling and an en-suite bathroom. There are two further bedrooms, both with exposed beams and the family bathroom. To the second floor there is a generous landing which provides space for a study area, a guest bedroom with an en-suite shower room and a further double bedroom.

Outside

There is a charming part-walled garden to the rear of the property which enjoys a sunny southerly aspect, with areas of lawn, well stocked shrub beds and paved seating areas.

Garage & Parking

There is a garage in the private courtyard to the rear of the property with parking.

Additional Information

Council Tax Band: G / EPC Rating: Not applicable

Location

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the

A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, coffee shops, restaurants, health centre, dentists and library. There are many opportunities for recreation close to the village including tennis, bowling, Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

Viewings

Strictly by appointment only.



Approximate Gross Internal Area = 201.6 sq m / 2170 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID860310)

4 Chiltern Court, Back Street, Wendover, Bucks HP22 6EP

T: 01296 621177

E: wendover@timruss.co.uk

www.timruss.co.uk

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