



Winterton House, Hale Road  
Wendover, HP22 6BJ

**TIM RUSS**  
& COMPANY



*Spacious and beautifully presented one bedroom apartment situated in this stunning Grade II Listed former vicarage close to the town centre, in landscaped gardens of approximately 1.7 acres.*

**£425,000 Leasehold**

**Winterton House  
Hale Road  
Wendover  
HP22 6BJ**

- Situated within a beautiful Grade 11 Listed Property
- One of just Five Luxury Apartments
- Easy Walk to the Town Centre & Station
- Communal Landscaped Gardens of approximately 1.7 Acres
- Sitting Room, Beautifully appointed Kitchen/Dining Room
- Spacious Double Bedroom with built-in wardrobes
- Luxurious Bathroom with Bath & separate Shower
- Carport Parking
- 992 Years Lease Remaining

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## The Property

Winterton House is a beautiful Victorian Arts & Crafts style former vicarage and where possible, original features have been carefully restored or sensitively reproduced to create five stunning apartments with lots of individuality and character. Located at the edge of the Chiltern Hills this select development of age exclusive luxury apartments is situated in an idyllic location close to the town centre and all the amenities it offers. Number 3 Winterton House is a superbly presented first floor apartment approached via a lift or by a beautiful sweeping staircase and in brief the accommodation comprises: entrance hall, sitting room, a fully fitted and well-appointed kitchen diner with integrated Neff appliances, a luxurious double bedroom with a bank of wardrobes across the entire width of the bedroom and a superb bathroom which has a large bay window flooding the room with natural light, and is fitted with twin wash basins, a roll top free standing bath and a walk in shower cubicle.

## Outside

Set in 1.7 acres of beautifully landscaped grounds with fruit trees, shrubs, a restored Victorian lawn, a 'nature pond' and several seating areas. There is allocated covered parking for one car (also held on a 999yr lease) in addition to several visitor's spaces.



## Location

Winterton House is conveniently located within a short walk of the centre of Wendover which is a most attractive thriving market town set at the foot of the Chiltern Hills. Wendover offers good day to day shopping facilities and has a regular weekly market on Thursdays, a Health Centre, Opticians, Dentists and a Library in addition to several excellent cafes and restaurants. There are many opportunities for recreation and walking including Wendover Woods and Coombe Hill. Most sports are available close by, including a very active bowls club and U3A in Wendover, a tennis club in Halton and a golf club in Ellesborough. The town 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.

## Outgoings

**Service Charge:** (2023/24) £352.22 per month. Included within this charge is building insurance, water and sewage charges, window cleaning, communal parts energy, grounds maintenance, lift and general maintenance.

**Ground Rent:** £212.50 half yearly

**Lease:** 992 years unexpired



## Additional Information

Council Tax Band: D

Photos shown are the original staged photos.

## Directions

From our Wendover office proceed down the High Street to the mini roundabout and turn right towards Halton and Tring. Turn almost immediately right in to Hale Road and Winterton House will be found about 250 yards on the right hand side.

## Viewings

Strictly by appointment only





FIRST FLOOR



### Apartment Three - 1st Floor

1 BEDROOM APARTMENT  
807 SQ FT (75 SQ M)

LIVING	BEDROOM 1
15'3" x 13'10"	15'7" x 13'1"
4640mm x 4210mm	4760mm x 3980mm
KITCHEN	
14'5" x 10'4"	
4390mm x 3160mm	

E/S En suite S Storage W Wardrobe  
▲ Denotes points between measurements  
■ Hot Water Cylinder

Whilst these floor plans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only.

Prospective purchasers should be aware that the Grade II listed nature of this building requires that many of the structural and exterior features which make up the fabric of the building have either been replaced, modified or carefully replicated and restored and in such well preserved as they did when they were originally installed. Whilst mechanical, electrical and other items have all been replaced to modern standards, improvements to the fabric and internal structure of the building have only been made as far as the constraints of the Grade II listing allows and any specific measures should be taken upon completion.

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