



Coldharbour Cottages, Tring Road,
Wendover, Buckinghamshire, HP22 6NR

TIM RUSS
& COMPANY

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- Large Reception Hall
- Sitting Room opening to Dining Room
- Large Snug / Bedroom Four
- Kitchen, Utility, Cloakroom
- Ground Floor & First Floor Shower Rooms
- Large Landing/Study Area
- Three Further Bedrooms
- Beautifully Landscaped Gardens
- Two Garages

This beautiful 16th century cottage offers deceptively spacious accommodation with a wealth of character, large secluded garden and garaging for two vehicles.

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The Property

This beautiful Grade II listed cottage is situated within a short walk of Wendover High Street and within easy reach of the mainline station. The property is understood to date back to the 16th Century and has been updated to a very high standard in recent years by the current owner. The run of cottages were believed to be gifted to Anne Boleyn by Henry VIII as a wedding present, hence why they are known locally as Anne Boleyn Cottages. The well-presented accommodation is both spacious and versatile and offers a wealth of character with latch and brace door furniture, exposed beams and open fireplaces, under a thatched roof. Council Tax Band F.

Outside

The good sized rear garden enjoys a high degree of seclusion and is a real feature of the property having been attractively landscaped. There is a large paved patio immediately abutting the property with a pathway leading onto a lawned area and well stocked flower and herbaceous beds and borders. There is an attractive beech hedge, behind which is a further area of 'natural' garden with two timber sheds, mature trees and a gated access to the garaging/parking area.



Two Garages

Both with up & over doors, additional visitors parking.

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, 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.

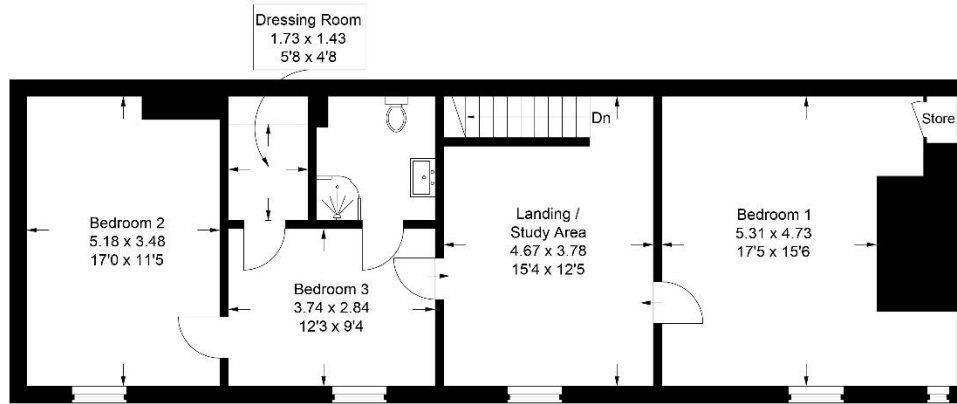
Directions

From our office in Wendover proceed to the bottom of the High street and at the mini roundabout turn right onto Tring Road. The property can be found set back on the left hand side as indicated by our 'For Sale' board.

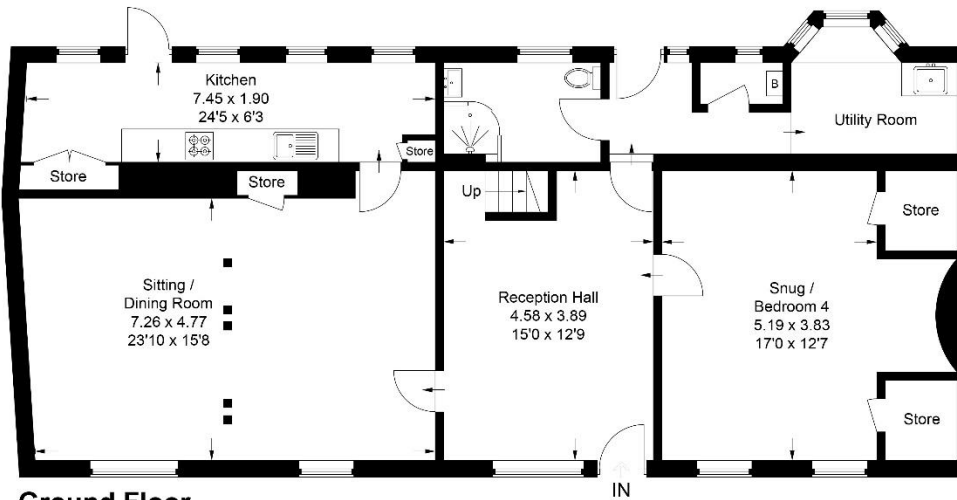




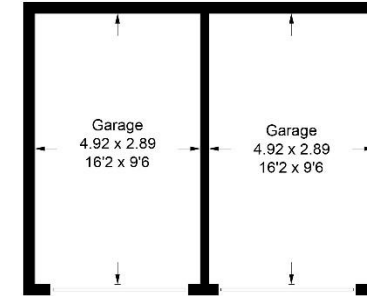




First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Coldharbour

Approximate Gross Internal Area
 Ground Floor = 113.0 sq m / 1,214 sq ft
 First Floor = 85.0 sq m / 920 sq ft
 Garages = 29.0 sq m / 310 sq ft
 Total = 227.0 sq m / 2,444 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.

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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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