

# GREENBROOK LODGE

WENDOVER - BUCKINGHAMSHIRE



TIM RUSS  
*prime*





**GREENBROOK LODGE**  
**30 DOBBINS LANE**  
**WENDOVER**  
**BUCKINGHAMSHIRE**

*Aylesbury c5 miles | Tring c 5miles,  
Berkhamsted c11 miles | Amersham c 10 miles,  
High Wycombe c12 miles*

**A truly elegant Victorian family home  
with a fabulous contemporary feel  
just minutes from the village centre**

Reception Hall | Cloakroom | Sitting Room  
Family Room | Kitchen/Dining Room  
Garden Room | Utility Room

Master Bedroom with En Suite Dressing and  
Bathroom | Four further Bedrooms (One En Suite)  
Family Bathroom

Garage | Gardens

**TIM RUSS**  
*prime*

6 Burkes Court, Beaconsfield, HP9 1NZ  
T 01494 674321 E prime@timruss.co.uk

4 Chiltern Court, Wendover, HP22 6EP  
T 01296 621177 E wendover@timruss.co.uk

[timruss.co.uk](http://timruss.co.uk)



## LOCATION

A five minute walk to the station (50 minutes to Marylebone), close to the village centre with its eclectic mix of shops, pubs and restaurants. Wendover also offers a Library, Dentist, Health Centre and Chemist. At the end of Dobbins Lane there is a Bowls club and Tennis and Squash club. Nearby there are extensive rural walks, bridal and cycle paths up Coombe Hill and Wendover Woods and along the disused arm of the Grand Union Canal. Within Wendover there are primary and secondary schools and a grammar school 5 miles away in Aylesbury.

## THE PROPERTY

A rare opportunity to acquire an unique Victorian house on tree-lined Dobbins Lane; one Wendover's most popular locations. The current owners have lived in this lovely family home for over forty years. The elegant accommodation offers a perfect balance of traditional charm and contemporary style. Retaining the Victorian features, it has been completely renovated with insulation and double glazing throughout, an air source heat pump and under floor heating.

The front door opens into a delightful reception hall with a beautiful original mosaic tiled floor, traditional cloakroom with a separate wc. The two principal reception rooms are on either side of the hall, both retaining their Victorian style with deep bay windows and fireplaces. The sitting room has a gas coal effect fire and the family room a log burner stove. The kitchen/Dining is a fabulous light and airy space, with a partly vaulted ceiling and is the real hub of the home.

The kitchen is extensively fitted with a full range of bespoke units with granite work surfaces, incorporating a large central island and integrated appliances; the dining area has doors out onto the garden. Off the kitchen lies a wonderful large utility room, comprehensively fitted in the same vein as the kitchen. The garden room is also off the kitchen and has doors opening onto the garden.

The first floor has a lovely landing access to the loft. Planning permission has been obtained to convert the loft into further accommodation. The indulgent master bedroom has a two fully fitted dressing rooms en suite and a large bathroom, complete with sauna. There is an en suite guest bedroom and three further bedrooms, served by a well appointed family bathroom.

#### **OUTSIDE**

The property is approached double gates and a driveway, providing ample parking in front of the garage. The front garden is laid to lawn with a central path up to the front door.

The rear garden has been delightfully landscaped and offers privacy, having a central area of lawn with well stocked beds and borders providing a profusion of colour.

#### **SERVICES**

All mains services

#### **POSTCODE**

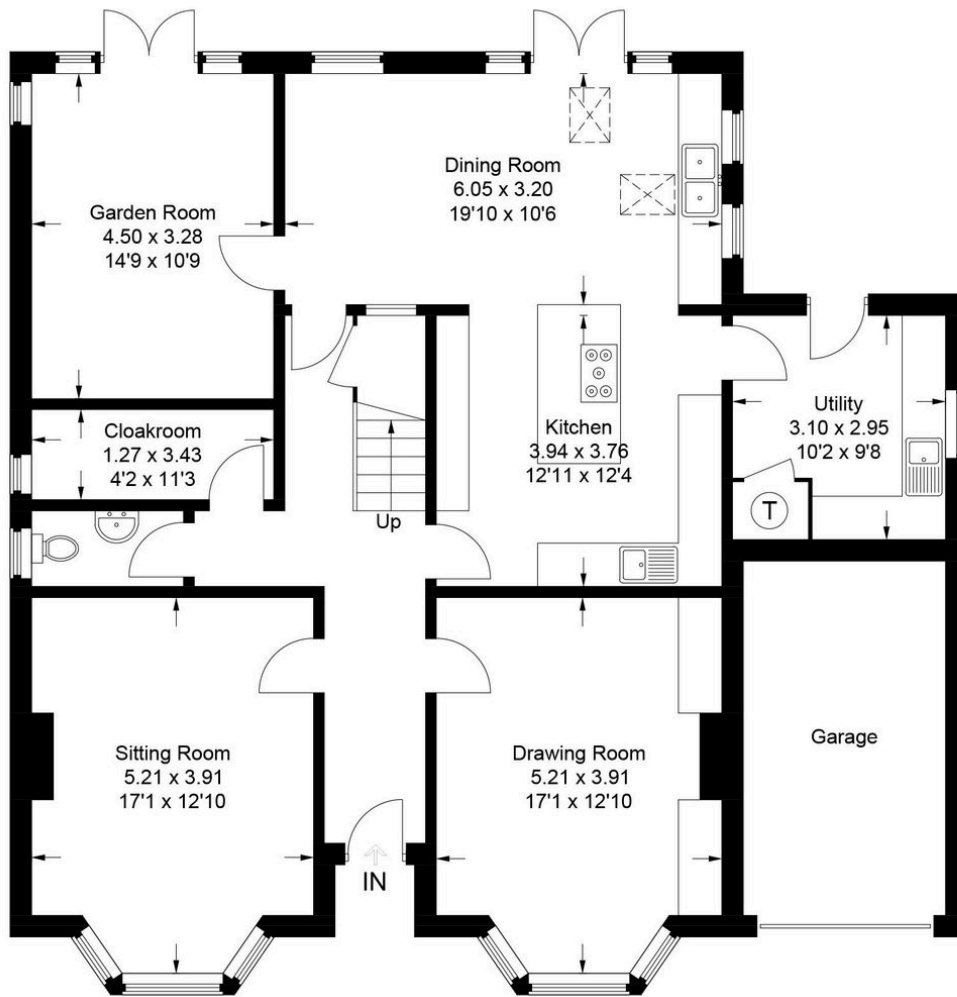
HP22 6DH

#### **VIEWING**

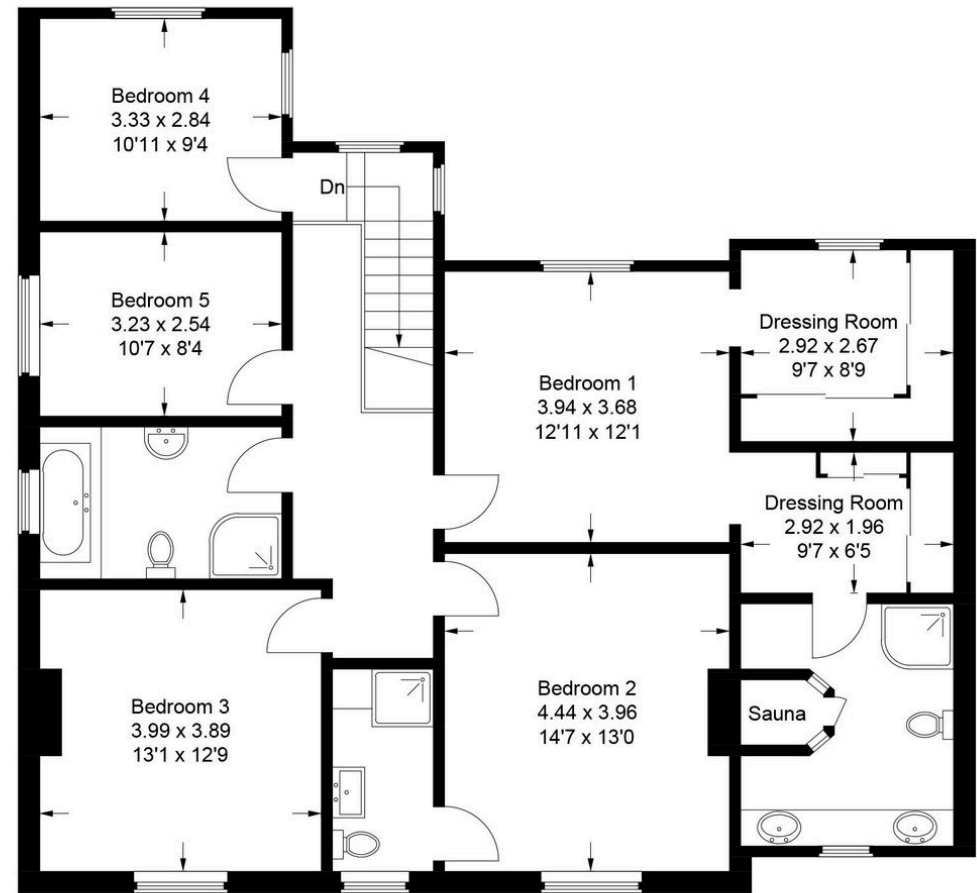
Strictly by appointment through the agents.







**Ground Floor**



**First Floor**

## Greenbrook Lodge

Approximate Gross Internal Area (Excluding Garage)

Ground Floor = 122.9 sq m / 1,323 sq ft

First Floor = 120.0 sq m / 1,292 sq ft

Total = 242.9 sq m / 2,615 sq ft

### Disclaimer

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer

or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4)

They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.



TIM RUSS  
*prime*