



South Street,  
Wendover, Buckinghamshire, HP22 6EF

**TIM RUSS**  
& COMPANY





## South Street Wendover HP22 6EF

A deceptively spacious detached cottage style property, situated in the heart of the village, within yards of the High Street and mainline station.

**£685,000 Freehold**





## The Property

Short of being on the High Street, you can't get much closer than this superb detached cottage style property which is situated with yards of the shops, restaurants and mainline station. The property is deceptively spacious and comes with the benefit of a garage, driveway and private courtyard garden. The accommodation comprises: exceptionally spacious entrance hall, cloakroom, large double aspect sitting room with an attractive fireplace housing a gas fire, conservatory with double doors leading out to the garden, good sized dining room, and a well fitted kitchen with integrated double oven and induction hob with extractor over. To the first floor there is a large double aspect master bedroom with a dressing area incorporating an excellent range of fitted wardrobe cupboards with matching drawers and an en-suite bathroom. There is a further double bedroom with dressing area and en-suite bathroom, a third double bedroom with an en-suite shower, bedroom four/study and a night cloakroom.

## Outside

There is an integral **single garage** (18'6 x 9'2), with light and power, an up and over door to the front & double opening doors to the rear. There is also a driveway to the side of the property for one car and a

gated side access leading to the delightful secluded rear courtyard garden which is well stocked with a variety of flowers and shrubs, two seating areas and the lovely feature of an over-sized chess board within the patio area.

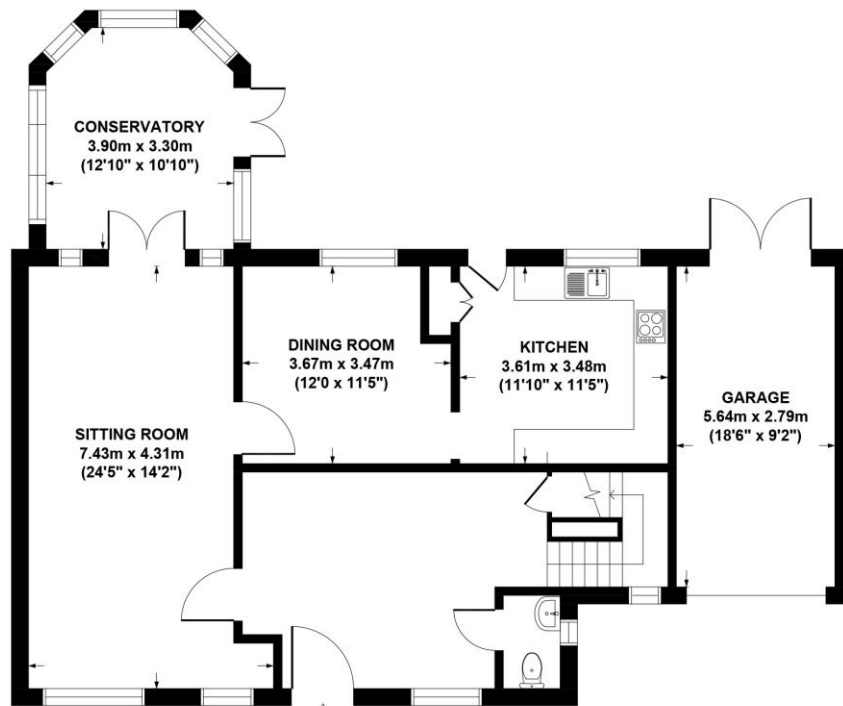
## Additional Information

Council Tax Band: F / EPC Rating: D

## Location

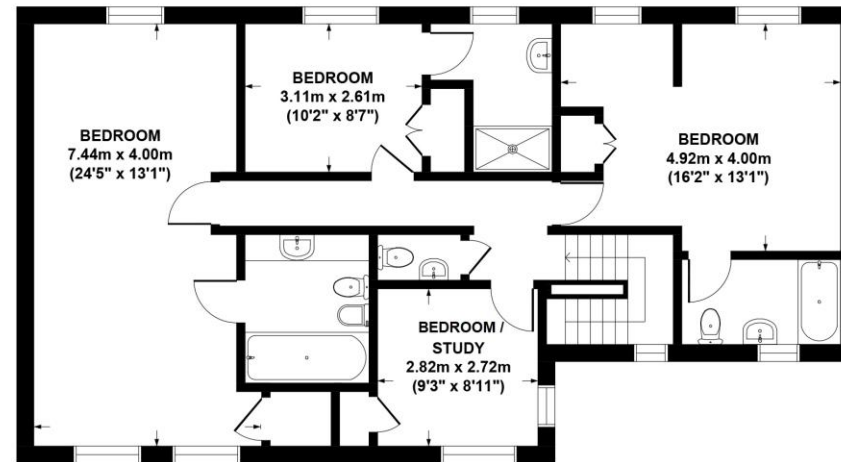
Wendover is a most attractive thriving village set at the foot of the Chiltern hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the high street on the Chilterns 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.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 93 SQ M 1005 SQ FT

GARAGE  
GROSS INTERNAL  
FLOOR AREA 16 SQ M 169 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 96 SQ M 1032 SQ FT

**SOUTH STREET HP22 6EF**  
**APPROX. GROSS INTERNAL FLOOR AREA 189 SQ M / 2037 SQ FT**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		60	74
England, Scotland & Wales		EU Directive 2002/91/EC	

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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