

HALE HOUSE

WENDOVER - BUCKINGHAMSHIRE



TIM RUSS
prime





HALE HOUSE
56 HALE ROAD
WENDOVER
BUCKINGHAMSHIRE

Aylesbury c5 miles | Tring c5miles | Berkhamsted c11 miles | Amersham | 10 miles | High Wycombe c12 miles

A truly bespoke Passivhaus home offering versatile accommodation in a much admired setting

Reception Hall | Cloakroom | Kitchen/Dining Room/Living Room | Study/Bedroom
Two Ground Floor Bedrooms (One En Suite)
Family Bathroom

Principal Bedroom With En Suite | En Suite
Guest Bedroom

Ample Parking | Landscaped Gardens

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LOCATION

Situated in one of the most sought-after roads in Wendover, just a short walk from Heron Path, the park and cricket pitch; you are situated close to the village centre, with its eclectic mix of shops, pubs and restaurants. Wendover also offers a Library, Dentist, Health Centre and Chemist. For the sports-minded, in Dobbins Lane you will find the Tennis Club, together with the Squash and Bowls Clubs. Nearby are some lovely rural walks, bridle paths and cycle routes - Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal. The station is again only a short walk and offers a frequent service to Marylebone (within 45 minutes) on the award-winning Chiltern line. The A41(M) can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 is at High Wycombe.

EDUCATION

Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schooling for all ages and is in the catchment area for grammar schools - Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls).

PROPERTY

Built in 2017, this exceptional property was constructed to rigorous energy-efficient Passivhaus standards, designed to maintain an almost constant temperature. Complementing the high level of insulation and the high spec double glazing, is the under-floor gas central heating with solid floors throughout. The finish from top to bottom is exceptional with quality shower rooms and bathroom all displaying the same meticulous attention to detail.

The front door opens into a reception hall with a cloakroom and a staircase to the first floor. There are two double bedrooms (one en suite) at the front of the house, a family bathroom and an office/living room with casement doors out to the garden. The triple aspect kitchen/dining/living room provides that wonderful contemporary space with casement doors out to the garden. The kitchen area is comprehensively fitted and well equipped with integrated appliances.

On the first floor there are two large bedroom suites both with exceptionally well-appointed tiled shower rooms.

OUTSIDE

To the front of the property there is plenty of parking on the brick paviour driveway and a lovely outlook over fields towards Wendover Woods.

The rear garden is planted out with spectacular beds, with a huge variety of shrubs and flowers providing a riot of colour through the season. The beds are interspersed with pathways giving access to all corners, including the cantilevered decking which provides a wonderful spot to enjoy the garden and backdrop. There is an additional area of terraced garden which runs down to a small brook. There is also a large potting shed and a further storage shed.

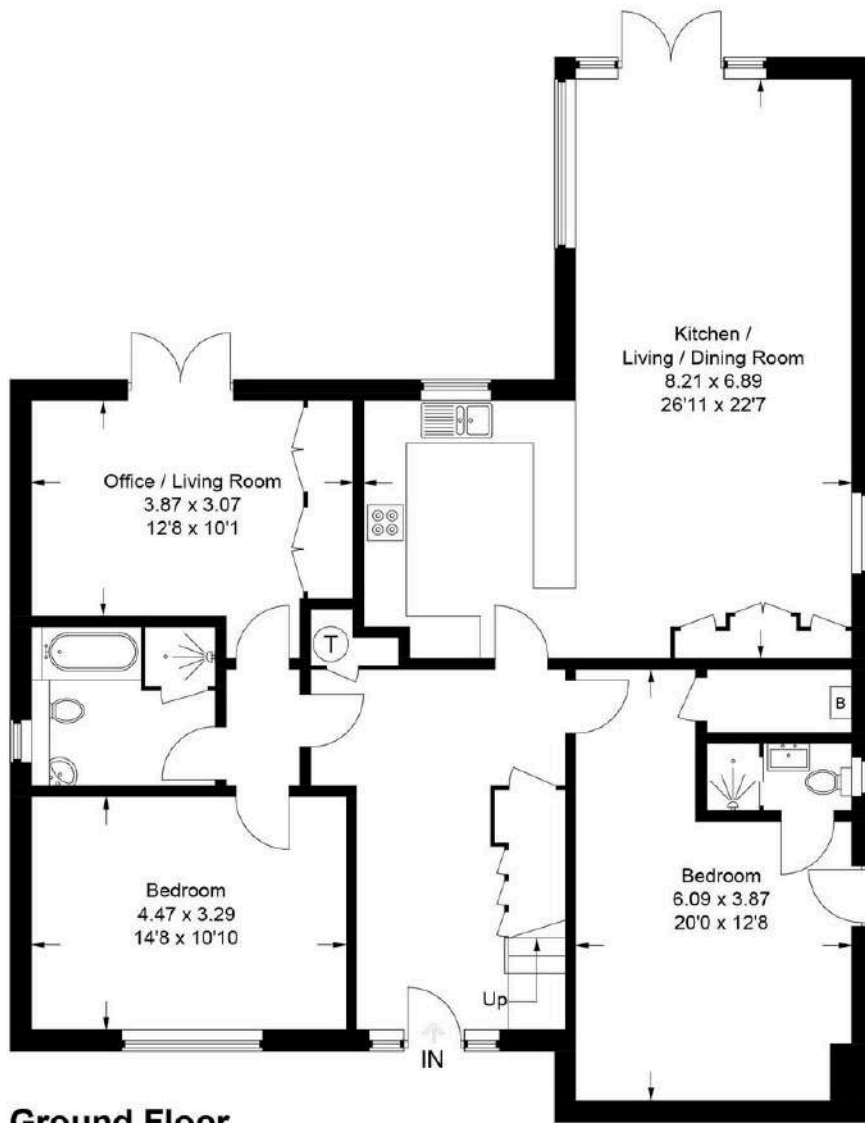
EPC RATING A COUNCIL TAX BAND F

POSTCODE HP22 6NF


NB. The property has been run previously as a successful award-winning B&B so could be utilised for a second income either as an AirBnB or B&B.

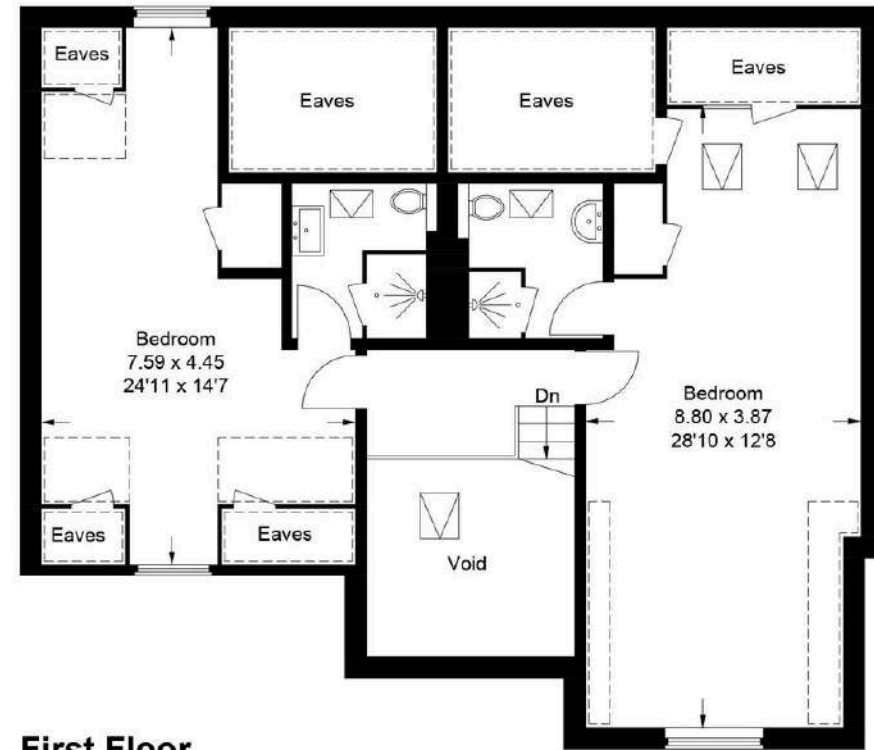






Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

56 Hale Road

Approximate Gross Internal Area
Ground Floor = 125.6 sq m / 1,352 sq ft
First Floor = 91.6 sq m / 986 sq ft

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