



Halton Village,
Buckinghamshire, HP22 5NU



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A charming 3 bedroom semi-detached Rothschild cottage with character features, off street parking and an attractive garden enjoying a southerly aspect.

£695,000 Freehold



The Property

A Rothschild property with a wealth of character, this impressive period house offers versatile accommodation which comprises: entrance lobby, sitting room with fireplace and a wood burning stove, living room again, with a wood burning stove, a superb double aspect garden room / dining room with bi-fold doors leading out to the garden, kitchen with Aga, oven, five ring hob and dishwasher, utility room, and a sizeable cloakroom/wet room. To the first floor there are two double bedrooms and a shower room with a further double bedroom on the top floor.

Outside

The enclosed gardens wrap around the property with access from both the front and rear. A gated access leads into the front garden which is laid to lawn with mature hedging providing seclusion. To the side of the property there is a large decked area providing ideal space for relaxing and entertaining. This leads to the secluded rear garden which enjoys a sunny southerly aspect and is predominantly laid to lawn with a large summerhouse which has light, power and Wi-Fi, and a good sized driveway providing ample off street parking with double timber gates to the rear. The summerhouse has light and power and there are two further timber sheds.

Additional Information

Council Tax Band: E / EPC Rating: D

Outgoings/Maintenance Charges: There is a charge of £100 per annum payable for the vehicular access to the rear.

Location

Situated in an Area of Outstanding Natural Beauty, and within about a 5 minute drive from Wendover village centre where there is a mainline railway station, on the Chilterns Railway Line, providing commuter services to Marylebone in 45-50 minutes. There are excellent schools for all ages in the area including highly regarded Grammar Schools and many opportunities for recreation close to the village including the renowned Halton Tennis Centre and Gym, Wendover Woods and Coombe Hill, and most sports are available in the Aylesbury Vale.

Viewings

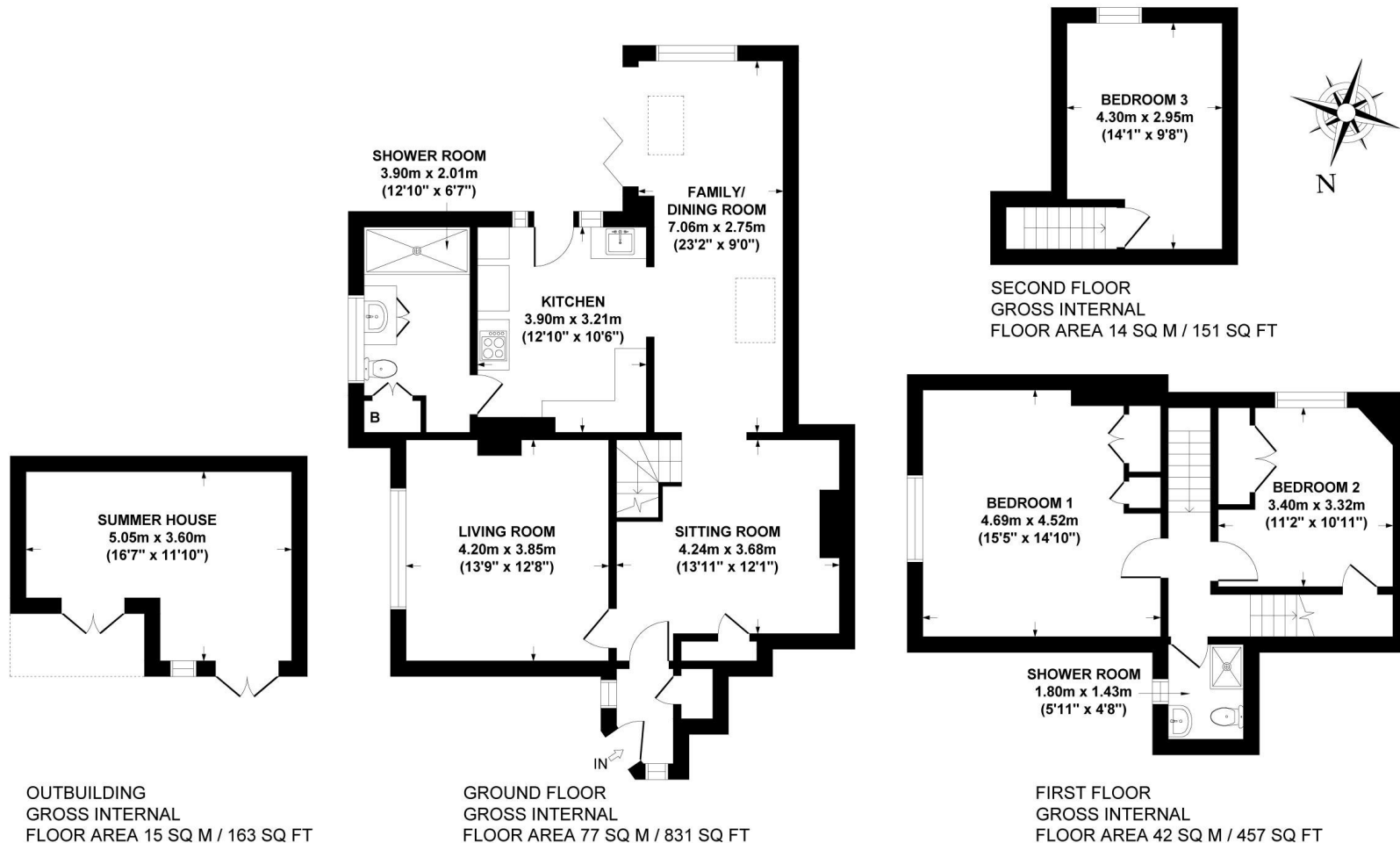
Strictly by appointment only.

Mortgage

We can introduce you to our professional financial advisor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC





HALTON VILLAGE, HALTON, HP22 5NU
APPROX. GROSS INTERNAL FLOOR AREA 148 SQ M / 1602 SQ FT
(INCLUDING OUTBUILDING)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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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