



Hale Lane, Wendover,
Buckinghamshire, HP22 6QP

TIM RUSS
& COMPANY



Hale Lane Wendover HP22 6QP

Situated in an idyllic location overlooking fields to the front, this property sits in a plot of approximately 1/3 acre and offers adaptable accommodation, part of which can be used as an annex if required.

£1,100,000 Freehold



The Property

This delightful cottage is situated in the most idyllic of locations - a rural spot overlooking fields to the front and woodland to the rear, with direct access to paths and tracks through Wendover Woods, yet within 1 ½ miles of the centre of Wendover. The property was built in the 1950's by the forestry commission and has since been extended to provide versatile accommodation, part of which can be used as an annex if required. Briefly the accommodation comprises: entrance hall, double aspect sitting room with wood burning stove and double doors leading out to the garden. The family room enjoys a double aspect with double doors leading out to the garden, a woodburning stove and this is open plan to the well-planned kitchen/breakfast room which has a good range of units, a double aspect and double doors leading to the front garden, with lovely views to the front over open fields. There is a good sized utility room and a cloakroom. To the first floor there are two double bedrooms which enjoy superb far reaching views, a small bedroom/study and a family bathroom. To the second floor there is an attic bedroom with an en-suite shower room.

Accessed via the main house or independently, the original double garage was converted in 2013 into a really useful family room/dining room with two sets of double doors to the front, enjoying views over open fields. To the first floor there is a shower room and a large bedroom with a Juliette balcony providing lovely

views over fields to the front. This whole area can be used as an annex if required.

Outside

To the front of the property there is a large block paved gated driveway and a lovely lawned seating area with screening provided by mature hedging. There is a gated side access which leads to the rear garden which is a superb feature of the property. There is a large paved patio adjoining the property, a brick built barbeque and outside catering area, a kitchen garden and a large area of lawn with a further seating area incorporating a fire pit. Towards the end of the garden there is further seating area positioned for views across the neighbouring fields. There is a timber outbuilding / workshop which has light and power and the current owner has added a **spacious garden room/studio measuring 24'1 x 10'2**. To the rear of the property there is a gated driveway providing additional parking for several vehicles. In all, the plot extends to approximately 1/3 acre.

Additional Information

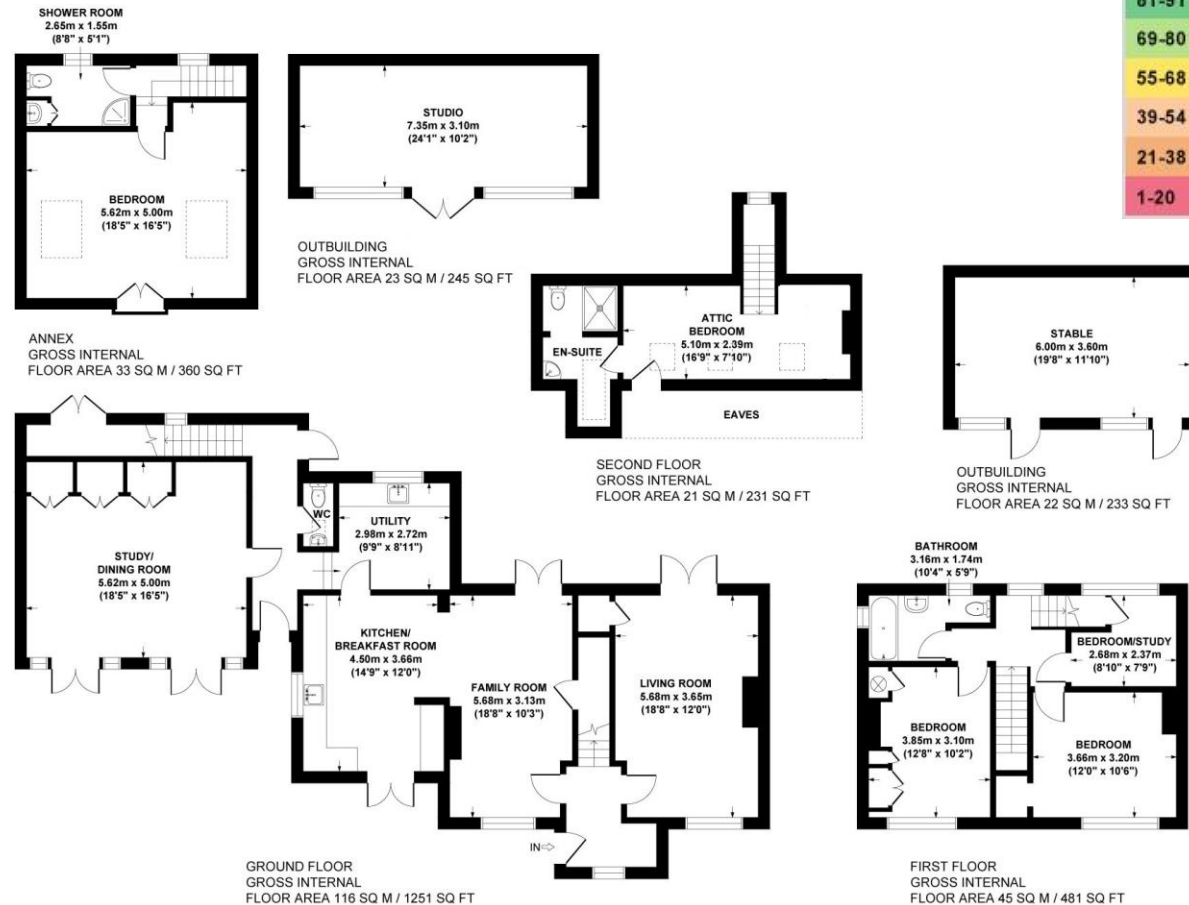
Council Tax Band: F / EPC Rating: D

Location

The property is situated in an enviable rural location just 1 ½ miles from the village centre. 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 which is 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, a 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.





HALE LANE, WENDOVER, HP22 6QP
APPROX. GROSS INTERNAL FLOOR AREA 260 SQ M / 2801 SQ FT
(INCLUDING OUTBUILDINGS)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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