



South Street,  
Wendover, Buckinghamshire, HP22 6EF

**TIM RUSS**  
& COMPANY





South Street  
Wendover  
HP22 6EF

A well maintained one bedroom cottage  
just a moment's walk from the  
High Street, offered with  
**No Onward Chain.**

**£299,950 Freehold**





## The Property

Having been owned by the same family for over 142 years, this delightful cottage has a fascinating history. The property is ideally situated just off the top of the High Street, within easy access of all local amenities, country walks and the mainline station. The photo above (circa 1895) shows the property when it was the family's Ropemaking business and Ropemaker's Walk along the stream, going towards the Church, is where the rope was made. The property then evolved into a General Store / Grocers in 1934, which continued until the family had it converted into a residential cottage in 1989. The property has been well maintained with the accommodation comprising: entrance lobby, sitting / dining room with storage downstairs, cloakroom, kitchen which has a stable door out to the garden and a range of base and eye level units with integrated oven, hob and extractor. There is space for a fridge freezer, washing machine and dryer which can be included in the sale if required. On the first floor landing is a storage cupboard, access to the loft and the bedroom is bright and airy with Velux windows, two built in cupboards and original beams. Off the bedroom is the bathroom with exposed beams, a Velux window and fitted with a 3 piece white suite.



## Outside

Adjacent to the front door is a further door which gives secure access to the pathway that leads to the rear garden. The side passage belongs to the property, with a right of access for neighbouring properties, although this is rarely used. The secluded cottage garden has a pond, elderly timber shed and a garden railway, that can be restored, which runs around the perimeter and through the shed. The garden is well stocked with plants, shrubs and roses which can be enjoyed from the patio abutting the property, or the seating area within the garden.

## Additional Information

Council Tax Band: C / EPC Rating: E

## 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. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, coffee shops, restaurants, health centre, dentists and library. There are many opportunities for recreation close to the village including tennis, bowling, Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale. Road access to London could either



be via the A413 and M40 or the A41 and M1. The mainline station at the top of the High Street is on the Chilterns Railway Line-Marylebone in 45-50 minutes.

## Directions

Proceed to the top of Wendover High Street and at the mini roundabout turn left where the property can be found on the left hand side.

## Viewings

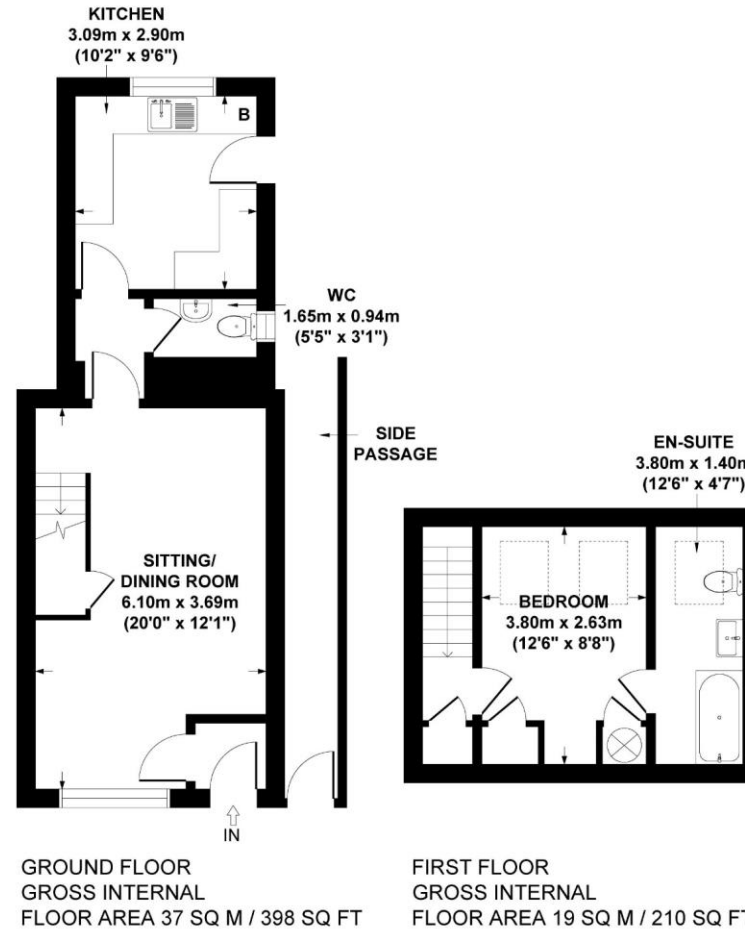
Strictly by appointment only.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		





**SOUTH STREET, WENDOVER, HP22 6EF**  
**APPROX. GROSS INTERNAL FLOOR AREA 56 SQ M / 608 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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