

8 DOBBINS LANE

WENDOVER - BUCKINGHAMSHIRE



TIM RUSS
prime





**8 DOBBINS LANE
WENDOVER
BUCKINGHAMSHIRE**

Aylesbury c5 miles | Tring c 5miles | Berkhamsted c11 miles | Amersham c 10 miles | High Wycombe c12 miles

A quite exceptional family home with a generous garden in a prime location just minutes from the village centre

Reception Hall | Cloakroom | Studio with Ensuite and Separate Entrance
Sitting Room | Study | Kitchen/Dining/Living Room | Utility Room

Principal Bedroom with Ensuite
Bedroom Two with Ensuite
Two further Double Bedrooms
Family Bathroom

Rear Garden in Excess of 100 Feet

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LOCATION

It doesn't come much more convenient, just a couple of minutes level walk to the station (50 minutes to Marylebone) and the village centre, with its eclectic mix of shops, pubs and restaurants. Wendover also offers a Library, Dentist, Health Centre, Chemist and supermarket. For the energetic Dobbins Lane also boasts a Bowls club and Tennis and Squash club. Nearby there are extensive rural walks, bridle and cycle paths up Coombe Hill or Wendover Woods and along the disused arm of the Grand Union Canal. Within Wendover there are highly regarded primary and secondary schools, together with the grammar school in Aylesbury.

THE PROPERTY

This outstanding home was originally built almost seventy years ago; having been reconfigured and refurbished by the present owners, it now provides wonderful contemporary family space perfect for 21st Century living, connecting effortlessly with the garden.

The front door opens into a generous reception hall with a proper cloakroom. The original garage has been converted into a studio or bedroom suite providing an immensely versatile space. The sitting room has a bright double aspect and an open fireplace as the focal point. The large study can also double up as a TV/playroom. The fabulous kitchen/dining/family room is the real hub of the home, fitted in an ageless Shaker style with a modern electric AGA and a huge central island. There is plenty of room for a large dining table and a sofa/armchairs, with bifold doors opening onto the terrace. Off the kitchen is a useful utility/laundry.

On the first floor there is a master bedroom with en suite shower, bedroom two with adjacent dressing area and ensuite shower room. There are two further double bedrooms and a family bathroom.

OUTSIDE

There is a wide driveway to the front provide plenty of parking and turning space, with mature hedging and fencing on the boundary.

The rear garden is a delight with a full width paved terrace with steps down to the lawn, which extends the full length with well stocked beds and borders, together with mature fruit trees. At the foot of the garden there is a great covered seating area or bar with adjoining terrace which will always catch the last of evening sun. There is also a large useful storage shed for garden tools etc.

SERVICES All mains

EPC RATING D

COUNCIL TAX BAND G

POSTCODE HP22 6BP

LOCAL AUTHORITY

Aylesbury Vale

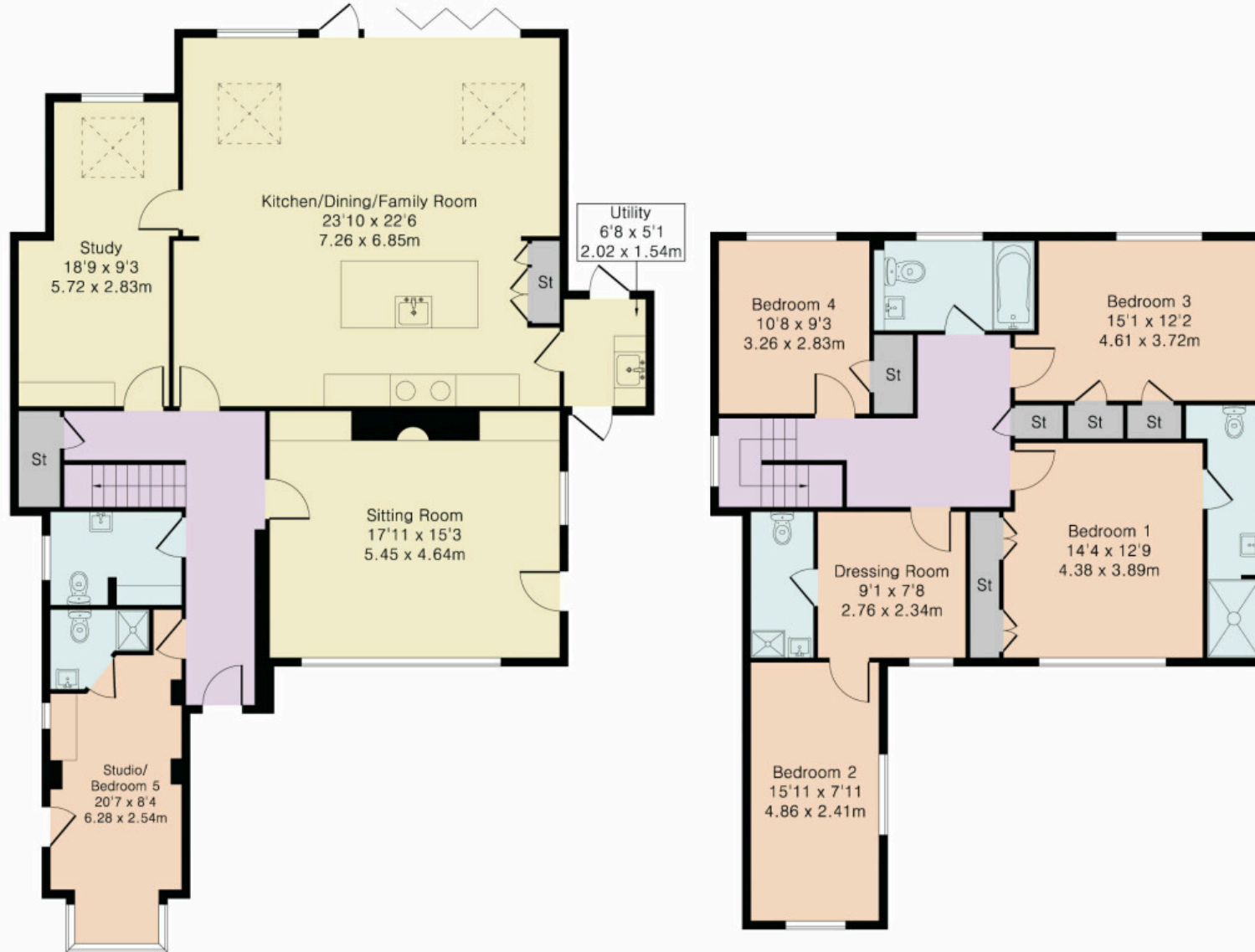
VIEWING

Strictly by appointment





Approximate Gross Internal Area 2349 sq ft – 218 sq m
 Ground Floor Area 1381 sq ft – 128 sq m
 First Floor Area 968 sq ft – 90 sq m



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