



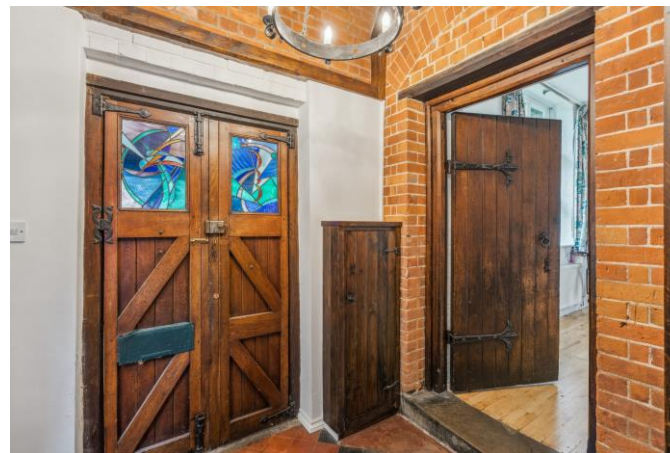
The Old School, High Street,  
Wendover, Buckinghamshire HP22 6DU

**TIM RUSS**  
& COMPANY



A rare opportunity to purchase a stunning Grade II listed former school house, private and secluded yet in the heart of the village of Wendover, within the Chiltern Hills, an Area of Outstanding Natural Beauty. The house boasts stunning original features, comfort and elegance, along with a walled garden, driveway and garage.

**Guide Price £1,000,000 Freehold**



## The Property

Originally built in 1869, this stunning converted schoolhouse offers a rare opportunity to purchase a unique property in a highly sought-after location in the village. Exuding charm and character, this property has been lovingly preserved, retaining many of its original architectural features. In the same family for three generations, this rare property only now comes to the market.

As you enter through the impressive wooden double doors, you'll be greeted by a spacious entrance hall, beautifully laid with checkered quarry tiles and featuring a convenient built-in coat cupboard. The hall provides access to the cloakroom, kitchen, and the breathtaking vaulted living room.

The bright, double-aspect kitchen is well-appointed with a range of base and eye-level units, including a cosy built-in seating area. The living room, with its soaring vaulted ceiling, exposed wooden beams, and the original historic oak front door to the schoolhouse, is a true highlight of the home. This space, ideal for both relaxing and entertaining, includes a dining area and elegant wooden flooring, as well as a wood-burning stove.

On the ground floor, you'll also find a generously sized double bedroom with its own en-suite bathroom, offering privacy and comfort. A staircase leads to the galleried landing, which provides access to two additional double bedrooms and a newly refurbished family shower room, complete with a spacious walk-in shower. Multiple loft spaces offer ample storage possibilities.

This property offers a rare blend of historical charm and modern comfort, making it a truly special place to call home.

## Outside

Outside, the property features a shared private gravel driveway and a garage, offering both convenience and privacy. A wooden pedestrian gate welcomes you into a secluded, walled garden, perfect for outdoor living. This generously sized garden is primarily laid to lawn, bordered by mature trees and shrubs, providing a peaceful and natural setting. The large patio area is ideal for entertaining, while the summer house adds a charming touch for outdoor relaxation.

## Garage 16'5 x 8'11

Located in a block opposite the property and accessed via an up and over door.

## Additional Information

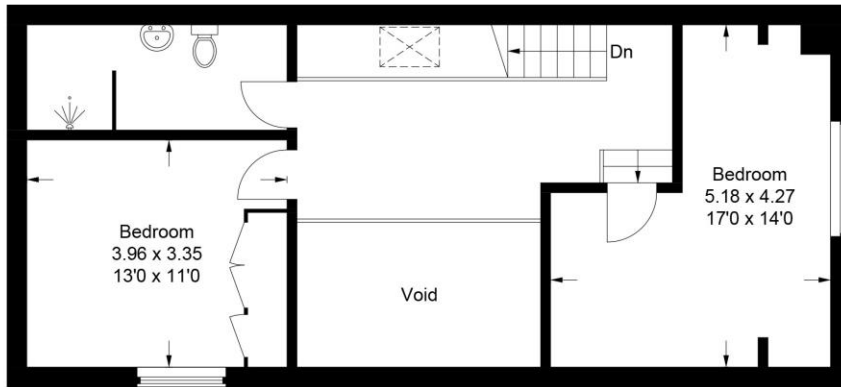
Council Tax Band - D

## Location

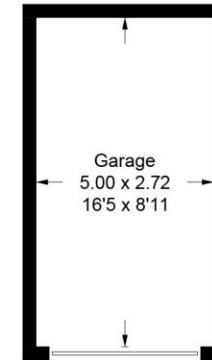
The property is situated in a tucked away location just off the bottom of the High Street, within a short walk of all local amenities. Wendover is a most attractive thriving village set in the heart of the Chiltern Hills, an Area of Outstanding Natural Beauty, just to the south east of the

county town of Aylesbury and is a key stop for cyclists and walkers. Access to London could either be via the A413 and M40, the A41 and M1 and the village has a railway station, at the top of the High Street, on the Chiltern Railway Line providing direct commuter services to Marylebone in 45-50 minutes. It also offers good shopping facilities including a regular weekly market on Thursdays, coffee shops, restaurants, bistro pubs, library and excellent local schools. There are many opportunities for recreation close to the village including tennis and squash club, Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale. The Ridgeway Trail, which runs through Wendover, provides a scenic routes for walkers.

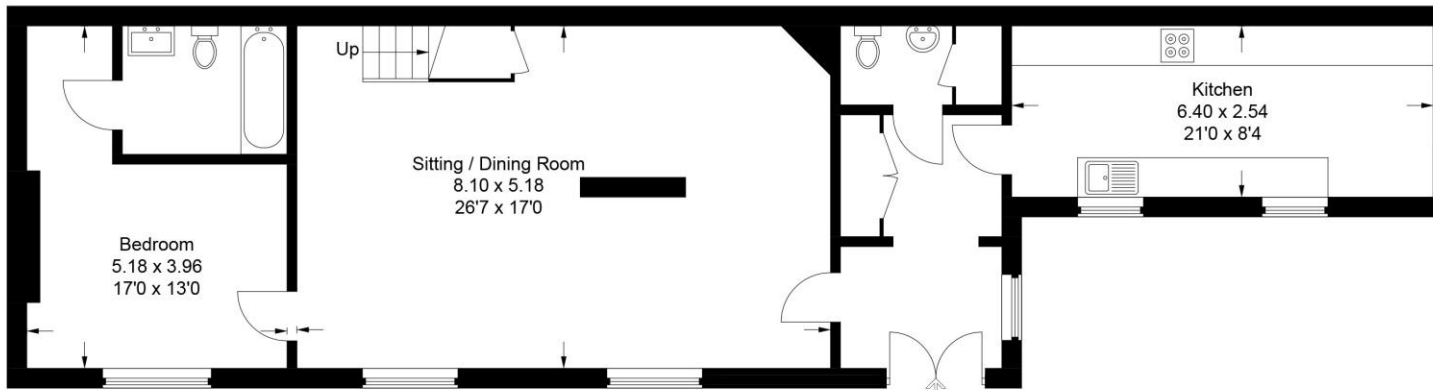




**First Floor**



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**

Approximate Gross Internal Area  
 Ground Floor = 94.2 sq m / 1,014 sq ft  
 First Floor = 63.4 sq m / 682 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 171.1 sq m / 1,841 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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