



Vallis House High Street, Wendover - HP22 6DU

Guide Price £1,000,000

TR TIM RUSS
& Company



Vallis House High Street

Wendover, Aylesbury

- No Onward Chain
- Unique Property
- Converted Grade II Listed Building
- Original Features
- Superb Vaulted Reception Room
- Mature Gardens
- Garage and Parking
- Close to Station & Shops

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.

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.



Vallis House High Street

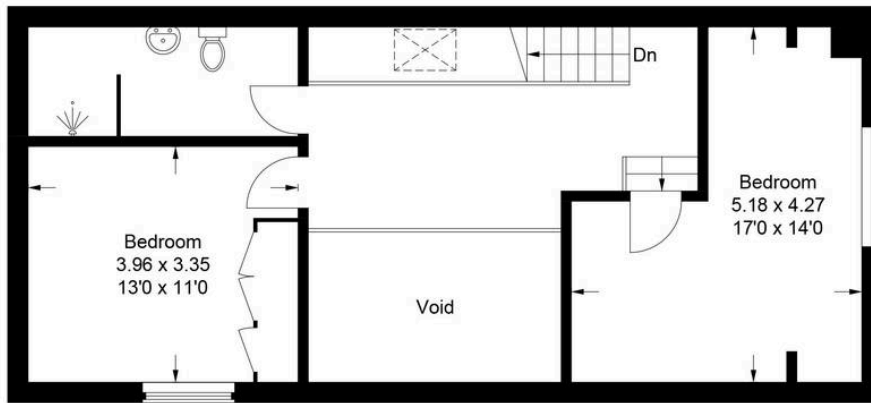
Wendover, Aylesbury

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.

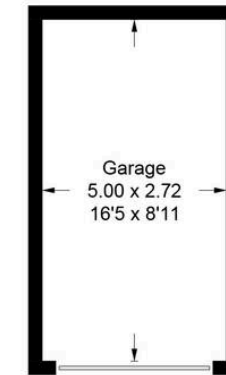
Outside

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.

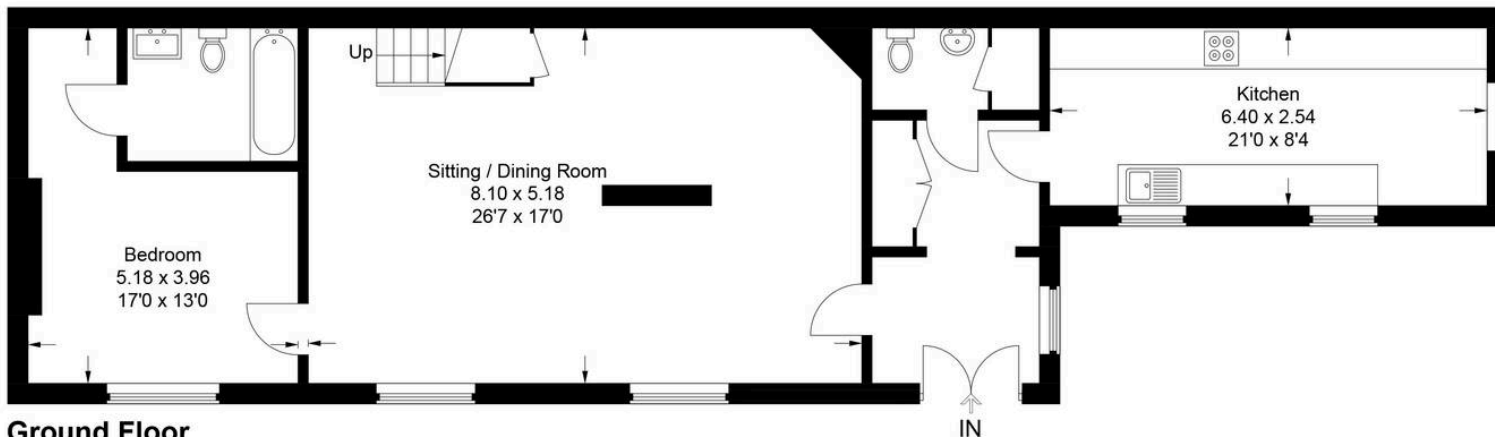




First Floor



(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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