

DRYWICK

WENDOVER - BUCKINGHAMSHIRE







**DRYWICK
91 ELLESBOROUGH ROAD
WENDOVER
BUCKINGHAMSHIRE**

Aylesbury c5 miles | Amersham c8 miles
High Wycombe c12 miles | Tring c6 miles

**A substantial country residence
set in glorious grounds of 4.35 acres
against the spectacular backdrop of
Coombe Hill**

Reception Hall | Cloakroom | Sitting Room | Family
Room | Dining Room | Kitchen/Breakfast Room
Pantry | Utility Room

Eight Bedrooms | Three Bathrooms

Studio/Gym/Self-Contained Annexe
Substantial Garaging | Wine Cellar | Cellar
Workshop

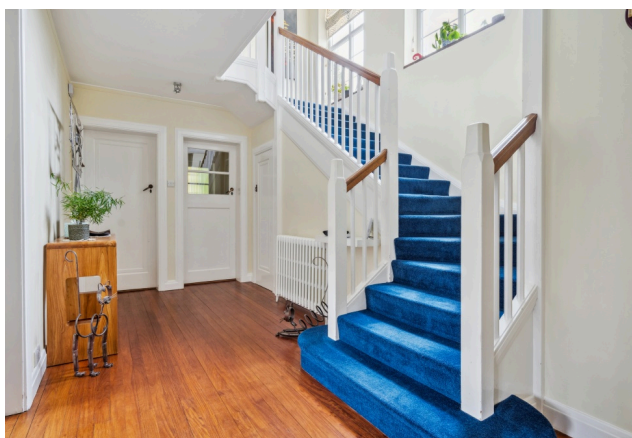
Stunning Landscaped Grounds
In All About 4.35 Acres



6 Burkes Court, Beaconsfield, HP9 1NZ
T 01494 674321 **E** prime@timruss.co.uk

4 Chiltern Court, Wendover, HP22 6EP
T 01296 621177 **E** wendover@timruss.co.uk

timruss.co.uk





LOCATION

Situated less than a mile from the village centre, Drywick stands in private grounds with the stunning backdrop of the wooded escarpment leading up to Coombe Hill. With its eclectic mix of shops, pubs and restaurants, Wendover is without doubt one of the most appealing high streets in the Chilterns. There are numerous clubs and recreational facilities in the village including tennis, squash and bowls. The Chiltern Line is within walking distance and offers an excellent reliable service to London Marylebone (45 mins), whilst access to the M25 can be found via the A41 (M) at Tring (4 miles), or alternatively the M40 at High Wycombe (11 miles).

Buckinghamshire has been renowned for its schooling particular with the Grammar Schools. Wendover has a strong selection of schooling; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools,

THE PROPERTY

Originally built in the 1930's this substantial family home is one of the finest in the village and has a real sense of traditional build quality, still retaining many Art Deco characteristics yet delivering a contemporary lifestyle. The owners bought the house some 20 years ago and not only meticulously refurbished every inch of the accommodation, but also extended and enhanced it, creating a truly versatile family home.



The front door opens into a lobby with a cloakroom and then through to a lovely reception hall with a classical staircase to the first floor. The dual aspect sitting room has doors out to the garden and a striking fireplace with wood burning stove. The comfortable family room or snug overlooks the garden and also has a wood burner. The well proportioned dining room has an original fireplace and casement doors out to the garden. The kitchen/breakfast room in a fabulous space with bifold doors connecting effortlessly with the terrace. The kitchen is well equipped with sleek laminate units incorporating integrated appliances and a central island.

Completing the ground floor is the large utility room.

On the first floor is a large landing with a staircase up to the first floor. The principle bedroom has a designated dressing area and an ensuite. There are three further double bedrooms on third floor, a shower room and huge family bathroom. On the second floor there four further double rooms with the potential to create another bathroom.

OUTSIDE

The property is approached through a five bar gate, leading to a wide gravel forecourt sweeping round to the garage block. The garaging provides a cavernous space with steps down to a wine cellar and store. Adjoining is the studio/annexe which is currently used as an exercise suite, but it would easily become a fully self-contained one bedroom unit.

The grounds are quite specular with formal gardens sweeping away from the house with a wide expanse of lawn, leading to section of woodland running up to Coombe Hill. There is a large paved terrace with a substantial greenhouse, vegetable garden and a lovely sunken garden and firepit to catch the evening sun.

SERVICES

Mains water and electricity. Private drainage. Ground source heat pump.

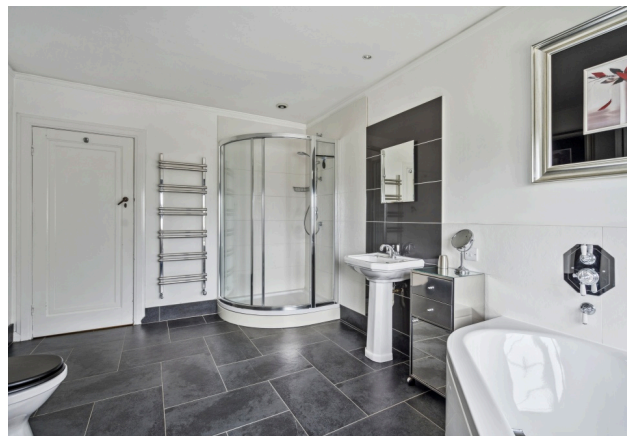
COUNCIL TAX BAND H

ENERGY RATING D

POST CODE HP22 6ES

VIEWING

Strictly by appointment through the agents







91 Ellesborough Road

Approximate Gross Internal Area

Ground Floor = 138.6 sq m / 1,492 sq ft

First Floor = 127.1 sq m / 1,368 sq ft

Second Floor = 72.5 sq m / 780 sq ft

Annex Ground Floor = 103.7 sq m / 1,116 sq ft (Including Garage)

Annex First Floor = 47.0 sq m / 506 sq ft

Cellar = 28.4 sq m / 306 sq ft

Total = 517.3 sq m / 5,568 sq ft

(Excluding Green House)

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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