

GREENBROOK LODGE

WENDOVER - BUCKINGHAMSHIRE



TIM RUSS
prime





GREENBROOK LODGE 30 DOBBINS LANE WENDOVER BUCKINGHAMSHIRE

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

**A truly elegant Victorian family home
with a fabulous contemporary feel
just minutes from the village centre**

Reception Hall | Cloakroom | Sitting Room
Family Room | Kitchen/Dining Room
Study/Garden Room | Utility Room

Master Bedroom with En Suite Dressing and
Bathroom | Four further Bedrooms (One En Suite)
Family Bathroom

Garage | Gardens

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LOCATION

A five minute walk to the station (50 minutes to Marylebone), close to the village centre with its eclectic mix of shops, pubs and restaurants. Wendover also offers a Library, Dentist, Health Centre and Chemist. At the end of Dobbins Lane there is a Bowls club and Tennis and Squash club. Nearby there are extensive rural walks, bridal and cycle paths up Coombe Hill and Wendover Woods and along the disused arm of the Grand Union Canal. Within Wendover there are primary and secondary schools and a grammar school 5 miles away in Aylesbury.

THE PROPERTY

A rare opportunity to acquire an unique Victorian house on tree-lined Dobbins Lane; one Wendover's most popular locations. The current owners have lived in this lovely family home for over forty years. The elegant accommodation offers a perfect balance of traditional charm and contemporary style. Retaining the Victorian features, it has been completely renovated with insulation and double glazing throughout, an air source heat pump and under floor heating.

The front door opens int a delightful reception hall with a beautiful original mosaic tiled floor, traditional cloakroom with a separate wc. The two principal reception rooms are on either side of the hall, both retaining their Victorian style with deep bay windows and fireplaces. The sitting room has a gas coal effect fire and the family room a log burner stove. The kitchen/Dining is a fabulous light and airy space, with a partly vaulted ceiling and is the real hub of the home.

The kitchen is extensively fitted with a full range of bespoke units with granite work surfaces, incorporating a large central island and integrated appliances; the dining area has doors out onto the garden. Off the kitchen lies a wonderful large utility room, comprehensively fitted in the same vein as the kitchen. The garden room is also off the kitchen and has doors opening onto the garden.

The first floor has a lovely landing access to the loft. Planning permission has been obtained to convert the loft into further accommodation. The indulgent master bedroom has a two fully fitted dressing rooms en suite and a large bathroom, complete with sauna. There is an en suite guest bedroom and three further bedrooms, served by a well appointed family bathroom.

OUTSIDE

The property is approached double gates and a driveway, providing ample parking in front of the garage. The front garden is laid to lawn with a central path up to the front door.

The rear garden has been delightfully landscaped and offers privacy, having a central area of lawn with well stocked beds and borders providing a profusion of colour.

SERVICES All mains services

EPC RATING C

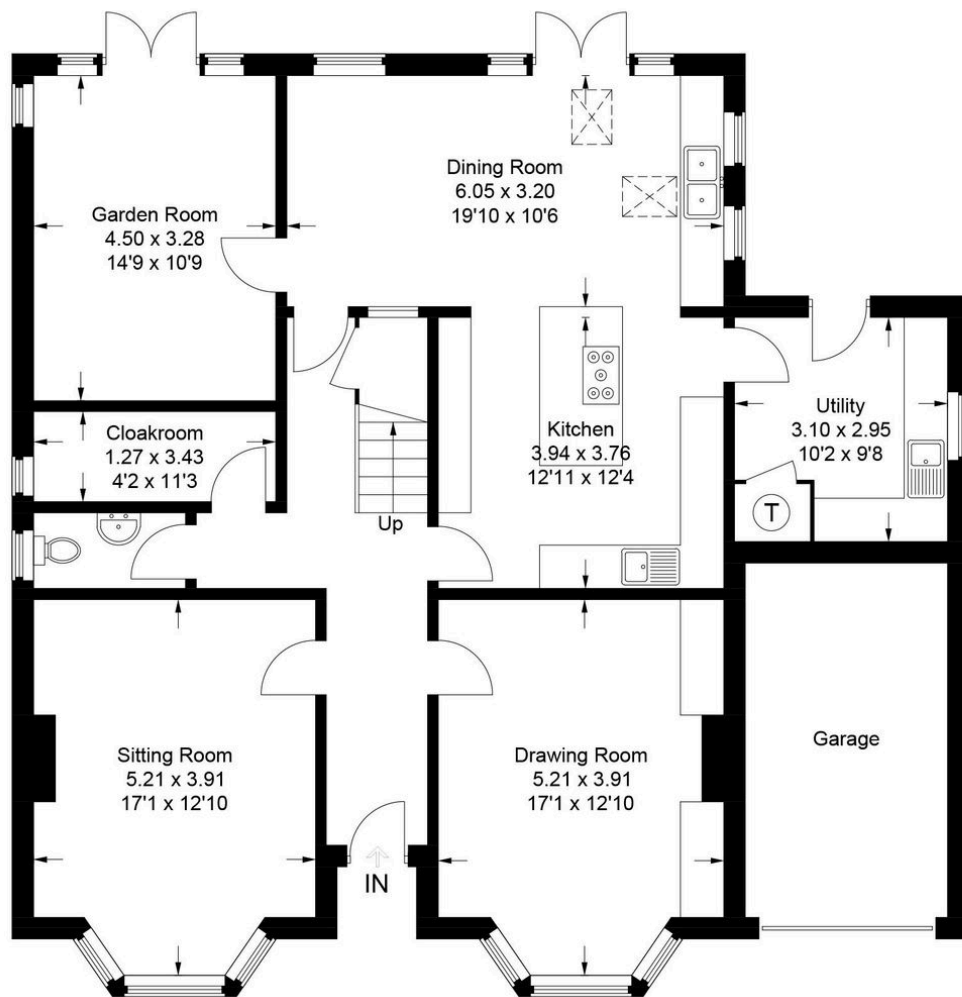
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POSTCODE HP22 6DH

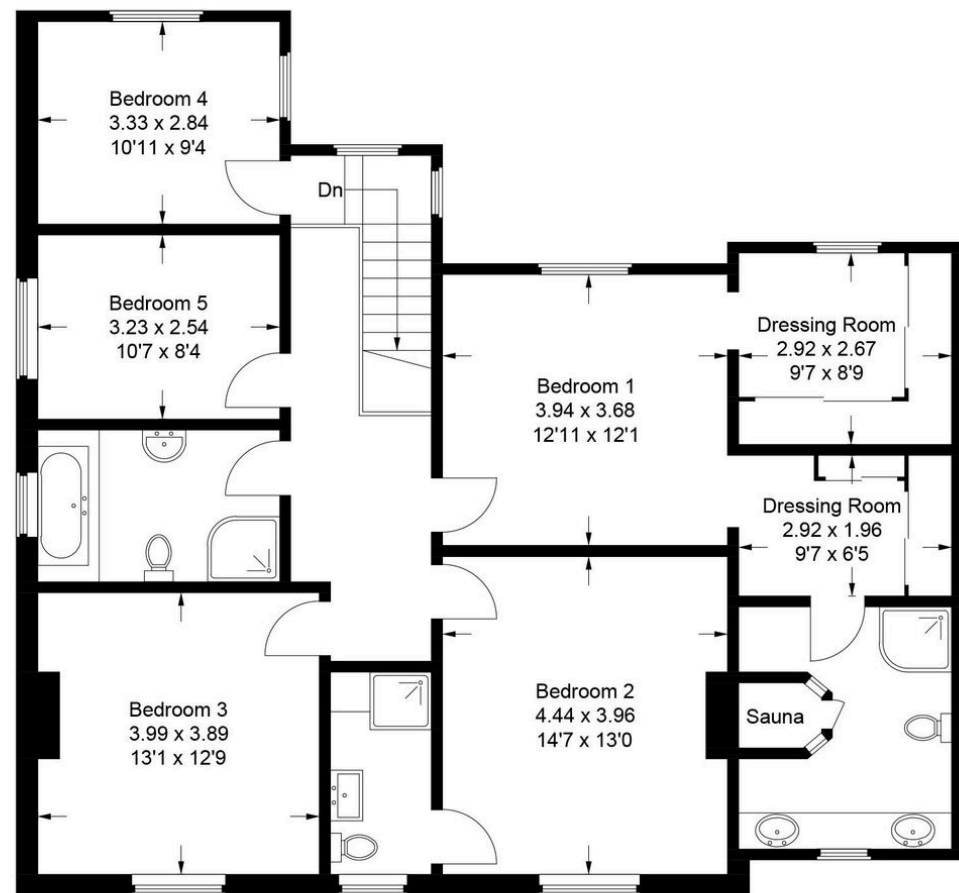
VIEWING Strictly by appointment







Ground Floor



First Floor

Greenbrook Lodge

Approximate Gross Internal Area (Excluding Garage)

Ground Floor = 122.9 sq m / 1,323 sq ft

First Floor = 120.0 sq m / 1,292 sq ft

Total = 242.9 sq m / 2,615 sq ft

Disclaimer

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