



South Street, Wendover - HP22 6EF
£275,000

TR TIM RUSS
& Company



South Street

Wendover

- No Onward Chain
- Close to the High Street
- Double Bedroom
- Open Plan Ground Floor
- Wood Burner Fire Place
- Walled Courtyard Garden
- Grade II Listed
- Views Out Towards Wendover Woods

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, health centre, dentists and library. There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.



South Street

Wendover

Introducing this charming one bedroom terraced cottage, a delightful opportunity presenting itself as a property free from any chain of onward sales. Nestled in a convenient location, this abode is situated in close proximity to the bustling hub of the High Street, offering convenience at your doorstep.

The open-plan ground floor layout exudes a sense of fluidity, seamlessly connecting the living, dining, and kitchen areas. Enhancing the ambience is a wood burner fireplace, promising warmth and comfort during the cooler months, elevating the homely atmosphere.

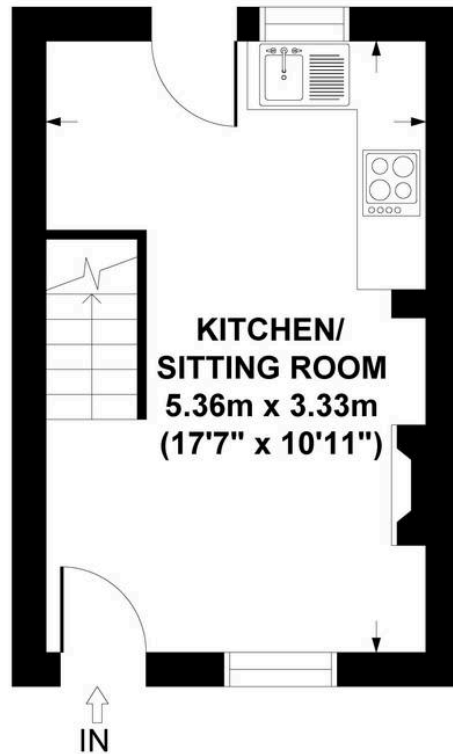
Adding to the intrinsic charm of this residence is the walled courtyard garden, providing an intimate outdoor space for moments of reprieve and enjoyment. The property boasts the esteemed distinction of being Grade II listed, embodying a sense of heritage and character that resonates throughout.

An appealing feature of this cottage is the views that extend out towards the picturesque expanse of Wendover Woods, offering a scenic backdrop that can be savoured from the comfort of your own abode. Whether taking in the sight of nature's beauty or revelling in a tranquil moment of connection with the surroundings, this property encapsulates a unique blend of urban proximity with a touch of rural tranquillity.

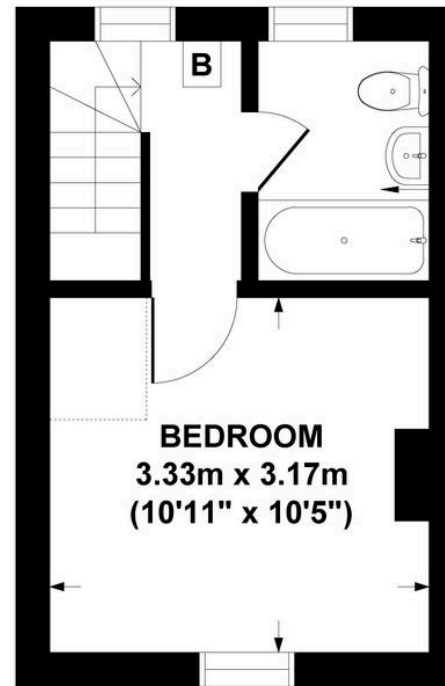
Council Tax band: B

Tenure: Freehold





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 18 SQ M / 192 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 18 SQ M / 192 SQ FT



BATHROOM
2.10m x 1.70m
(6'11" x 5'7")

BEDROOM
3.33m x 3.17m
(10'11" x 10'5")

**KITCHEN/
 SITTING ROOM**
5.36m x 3.33m
(17'7" x 10'11")

SOUTH STREET, WENDOVER, HP22 6EF
APPROX. GROSS INTERNAL FLOOR AREA 36 SQ M / 384 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

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