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Wingrave
OFFERS IN EXCESS OF £350,000

Wingrave

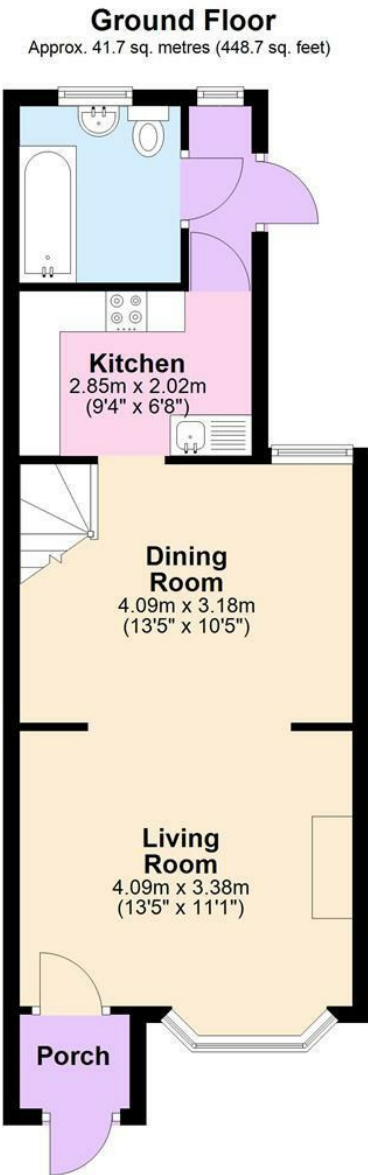
OFFERS IN EXCESS OF

£350,000

A rarely available period home with driveway parking and bursting with character. Larger than average this property offers two reception rooms with working fireplace, fitted kitchen, 2 double bedrooms and main bathroom. The Westerly facing gardens are delightful and fully enclosed.



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Total area: approx. 68.9 sq. metres (741.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





A delightful Rothschild cottage positioned in a semi rural location yet within easy striking distance of 3 major towns.



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Ground Floor

The front door opens to a useful porch which leads directly to the living room. With wide plank engineered oak flooring the living room has an open grate fire and a bay window to the front. From here you lead through to the dedicated dining space which is even large enough to accommodate a home office space in addition to the normal dining table and chairs with a window to the rear. From here an opening leads to the neatly fitted kitchen which has been thoughtfully fitted with a range of base and eye level units. The kitchen also has a window to the side and a door opening to the rear lobby which also has a door to the main bathroom which is fitted with a white three piece suite. A door from the rear lobby also opens to the rear garden.

First Floor

At the first floor level doors open to both the double bedrooms one of which overlooks the front and has the original fireplace, the second of which overlooks the rear with lovely views of the garden. There is a hatch opening to the attic space.

The Outside

Externally, the cottage benefits from private off-road parking at the front. To the rear, a beautifully established garden stretches approximately 100 feet, with mature shrubs, shaped flower beds, and neatly maintained borders. This peaceful outdoor space provides the perfect setting for relaxing, entertaining, or gardening.

The Location

Situated in the heart of the Buckinghamshire countryside, the charming village of Wingrave offers a quintessential English lifestyle with an array of amenities. The village features the historic Rose & Crown pub, a popular gathering spot for locals, along with a well-stocked village shop and post office for daily essentials. Families are well-served by Wingrave Church of England Combined School, while the nearby MacIntyre School provides specialist education. Transport connections are excellent, with the A418 providing swift road links to Aylesbury and Leighton Buzzard, where direct train services to London are available. Just a short drive away, Aylesbury offers a wider range of amenities including supermarkets, retail parks, restaurants, leisure centres, and healthcare facilities. Wingrave is rich in green spaces, including a picturesque village green, a well-equipped recreation ground, and Wingrave Park, home to sports pitches, a pavilion, and the annual village fete. The community boasts active sports clubs such as Wingrave Wasps Football Club and Wingrave Netball Club. Ideal for those seeking a peaceful rural setting with convenient access to town and city amenities.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.

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