



HUNTERS[®]
HERE TO GET *you* THERE

2 Mount Tabor House Leighton Road, Wingrave, Aylesbury,
HP22 4EW

2 Mount Tabor House Leighton Road, Wingrave, Aylesbury, HP22 4EW

Offers In Excess Of £575,000

- HISTORICALLY STUNNING TWO BEDROOM APARTMENT
- ROTHSCHILD
- TWO ALLOCATED PARKING SPACES
- PICTURESQUE VILLAGE LOCATION
- ENGLISH OAK WOODWORK and DECORATIVE CEILINGS
- EN-SUITE TO MAIN BEDROOM
- BEAUTIFUL COMMUNAL GARDENS
- ELECTRIC CENTRAL HEATING
- INTERACTIVE VIRTUAL TOUR

Hunters are pleased to market this stunning two bedroom apartment that is part of the Rothschild Mount Tabor House within the picturesque village of Wingrave.

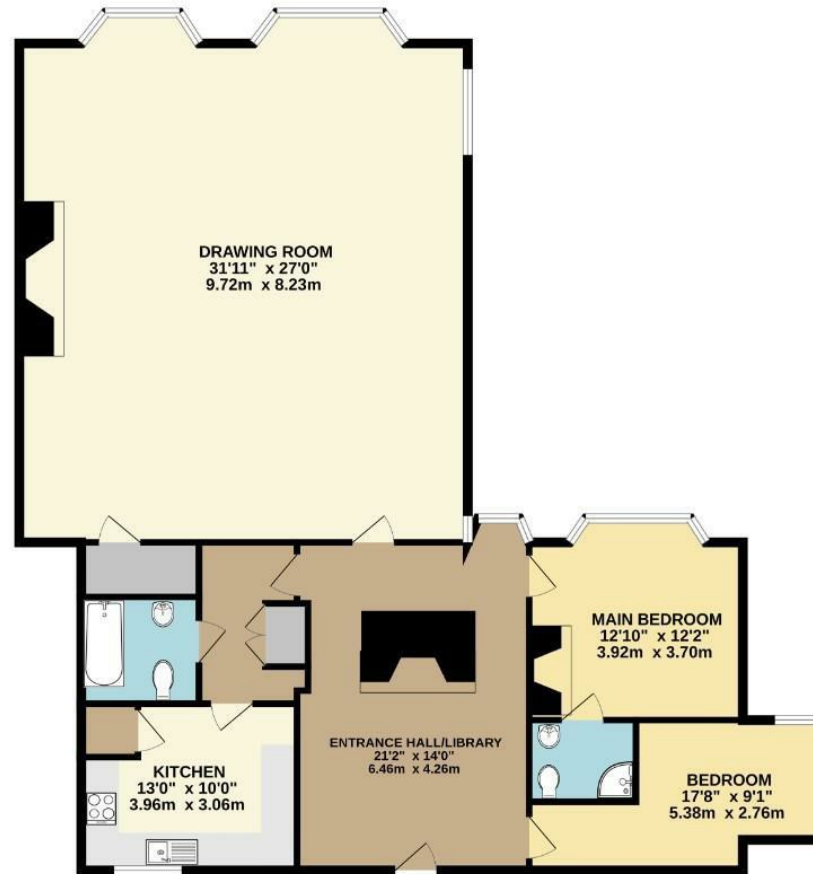
Mount Tabor House is a Grade II listed building and is considered to be an important example of Victorian architecture. This property is part of the original house that was built in the early 18th Century and has undergone several renovations and additions over the years.

The house is set behind a gated entrance within extensive gardens and grounds, which include formal lawns and woodland areas. It has been used for a variety of purposes over the years, including as a private residence, a school and a conference centre.

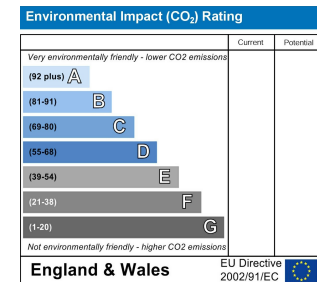
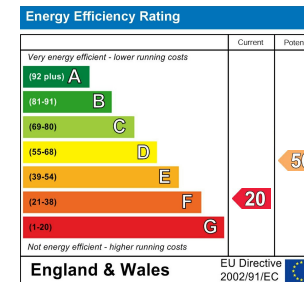
Wingrave village also has a shop/post office, a village hall, two churches, a recreation ground, a public house/restaurant and a sports club. Local schools include Wingrave CoE Combined and Aylesbury Grammar school, whilst commuters are well served with fast road and rail links into London and Birmingham, as well as convenient access to London Luton airport.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

GROUND FLOOR
1604 sq.ft. (149.0 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix v3.023



Entrance Hall

Mount Tabor House is accessed via a solid wooden door into the entrance porch with lead lined windows to the front and post boxes. Solid French style double doors with decorative framework lead to the inner hall. This room has a grand spindle balustrade dogleg staircase to the second floor apartments. A lead lined bay window overlooking the rear grounds. The entrance hall is heated and a decorative arch and door frame enclose the entrance to the apartment.

Library

Entering through the front door, you'll find yourself in a welcoming reception hall featuring a central walk-around fireplace adorned with a tiled hearth and an ornate wooden mantel surround. The hall boasts elegant wooden flooring and provides access to two double bedrooms, a spacious reception room, and the kitchen area. The walls are gracefully adorned with English Oak woodwork, framing the doors with decorative embellishments, and there's a convenient built-in dresser.

To the rear of the property, a lead-lined bay window graces the reception hall, offering enchanting views of the rear grounds and providing a cozy window seat for relaxation. An inner hallway within the residence features a built-in bookshelf, continuing the theme of fine wooden craftsmanship. This hallway leads to both the kitchen and a three-piece bathroom, complete with pristine tiled flooring and a heated towel rail for added comfort.

Drawing Room

The main living space within the residence is the dual-aspect drawing room. At its heart, the room centres around a striking main fireplace, graced with a tiled hearth and a marble mantel surround, embellished by pillars on either side. The drawing room offers two captivating lead-lined walk-in bay windows, each providing its own unique view of the surrounding grounds. One bay window features majestic pillars and an archway.

Wooden flooring gracefully extends throughout the room

and leads to a spacious walk-in wardrobe/storage cupboard, adding both practicality and style to the space. Additionally, a further lead-lined window offers picturesque views of the front, showcasing the serene countryside and the White Lion perched upon the hillside at Dunstable. The room's high ceilings are adorned with decorative plastered patterns, a picture rail, ornate frames, and intricate decorative coving, adding an extra layer of charm and character to this inviting living area.

Kitchen

The kitchen exudes modernity, featuring an array of sleek, light-coloured base-level kitchen units. These are complemented by elegant black granite work surfaces with matching splashbacks, all set atop warm wooden flooring. The kitchen is equipped with a range of fitted appliances, among these appliances are an AEG electric oven, a hob, an extractor, a microwave, and a coffee machine. The kitchen boasts fitted appliances such as a dishwasher and a washing machine. A lead-lined window in the kitchen offers delightful views of the rear aspect

Main Bedroom

A lead-lined walk-in bay window that provides enchanting views of the surrounding grounds. This elegant space features decorative coving adorning the ceilings, a splendid marble feature fireplace with a tiled hearth, and a wooden mantel surround, adding a touch of timeless charm.

Ensuite

Three-piece white en-suite shower room comprising; shower, W/C and wash hand basin complete with a heated towel rail.

Bedroom Two

Generously sized, features decorative coving that adds an element of sophistication to the ceiling. A lead-lined window in this room overlooks the front, offering picturesque vistas of the local countryside, providing a peaceful and serene ambiance.

Bathroom

Three piece bathroom suite comprising; bathtub, W/C and wash hand basin.

Outside

The residence is nestled within an expansive 3.819-acre estate, affording captivating panoramic views of the nearby countryside and the iconic White Lion perched upon Dunstable's hillside. These maintained grounds are enclosed by hedges and black iron fencing, further enhancing the property's visual appeal. Access is via double iron gates, flanked by resplendent red brick pillars, and a secure telecom entry system that welcomes you onto a well-maintained gravel driveway. The trees are also within an preservation area.

Each property within the estate enjoys allocated parking for two cars, and there are additional overspill parking areas to accommodate visiting guests. The gardens themselves are predominantly adorned with lush lawns, interspersed with an array of mature trees and shrubs, creating a serene and picturesque landscape. The private rear garden also offers a variety of apple and pear trees.

Agent Notes

Lease - 125 years from 2007

Ground Rent and Service Charge £2600 per annum

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Approximate energy efficiency rating of the property		50

The particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our office in England & Wales, we can help through our national network of Hunters estate agents.

England & Wales
EU Directive 2002/91/EC

