



15 Aylesbury Road, Wendover - HP22 6JG

Offers Over £750,000

 **TIM RUSS**
& Company



Aylesbury Road

Wendover

- Impressive Grade II Listed Period Home Dating Back to the Late 18th Century
- Substantial Four Bedroom Accommodation with Generously Proportioned Principal Bedroom & Private En-Suite
- Wonderful Opportunity to Own a Significant Period Home in One of Wendover's Most Desirable Locations
- Highly Versatile Layout with Excellent Scope for Personalisation
- Excellent Commuter Connections from Wendover Station to London Marylebone
- Superb Central Wendover Location Within Easy Reach of the Village Centre
- Two Bathrooms Providing Practical Accommodation for Modern Family Living
- Three Excellent Reception Rooms Offering Versatile Family Living
- Stylish Contemporary Open-Plan Kitchen/Breakfast Room with Excellent Space for Everyday Family Living & Entertaining
- Original Cellar Providing Excellent Additional Storage & Versatile Space
- Private Rear Garden with Secure Gated Off-Street Parking



Grade II listed 4-bed period home in central Wendover with 3 receptions, open-plan kitchen, en-suites, cellar, private garden, off-street parking, and easy access to the station.

Aylesbury Road

Nestled in the heart of central Wendover, this impressive Grade II listed period home offers a rare opportunity to acquire a substantial four-bedroom residence dating back to the late 18th century. Located in the village centre and just a short stroll from Wendover station, the property offers excellent commuter connections to London Marylebone, making it perfectly situated for both family life and easy access to the city. The property seamlessly blends historic charm with modern comfort, featuring a highly versatile layout that provides excellent scope for personalisation. The home boasts three elegant reception rooms, each offering flexible spaces ideal for entertaining, relaxing, or working from home. The contemporary open-plan kitchen and breakfast room is the heart of the home, designed for every-day family life and sociable gatherings. Upstairs, the generously proportioned principal bedroom is a true retreat, complete with a private en-suite, while bedroom two also benefits from its own W/C for added convenience. Two further bedrooms are served by a stylish family bathroom, ensuring practical accommodation for modern family living. Additional features include a downstairs W/C and an original cellar, providing excellent storage and versatile space for a variety of uses. Outside, a secure gated entrance at the rear leads to off-street parking, a highly sought-after feature in this central location, ensuring convenience and security for residents.

This leads to a private rear garden that offers a tranquil retreat from the bustle of daily life. Thoughtfully landscaped and well-maintained, the garden provides ample space for outdoor dining, entertaining, and play, with mature planting creating a sense of seclusion and peace. The garden's layout allows for flexible use, whether you wish to create a vibrant entertaining area just outside the kitchen, a safe space for children, or a peaceful haven for relaxation.





Basement

Ground Floor

First Floor

15 Aylesbury Road, HP22 8JG

Approximate Gross Internal Area
 Basement = 13.6 sq m / 146 sq ft
 Ground Floor = 86.8 sq m / 934 sq ft
 First Floor = 87.7 sq m / 944 sq ft
 Total = 188.1 sq m / 2024 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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