



Badgers Meadow, Wendover
£425,000

TIM RUSS
& Company



- Three bedroom semi-detached family home
- Sought-after cul-de-sac location in the heart of Wendover
- Detached garage providing ample secure off-road parking
- Within walking distance of Wendover High Street, mainline station and local amenities
- Excellent catchment for highly regarded local schools
- Easy access to the Chiltern Hills Area of Outstanding Natural Beauty for countryside walks
- An exceptional family home presented in excellent order throughout
- Open-plan living/dining room ideal for family living
- Ground floor W/C

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- Council Tax band: D
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: E

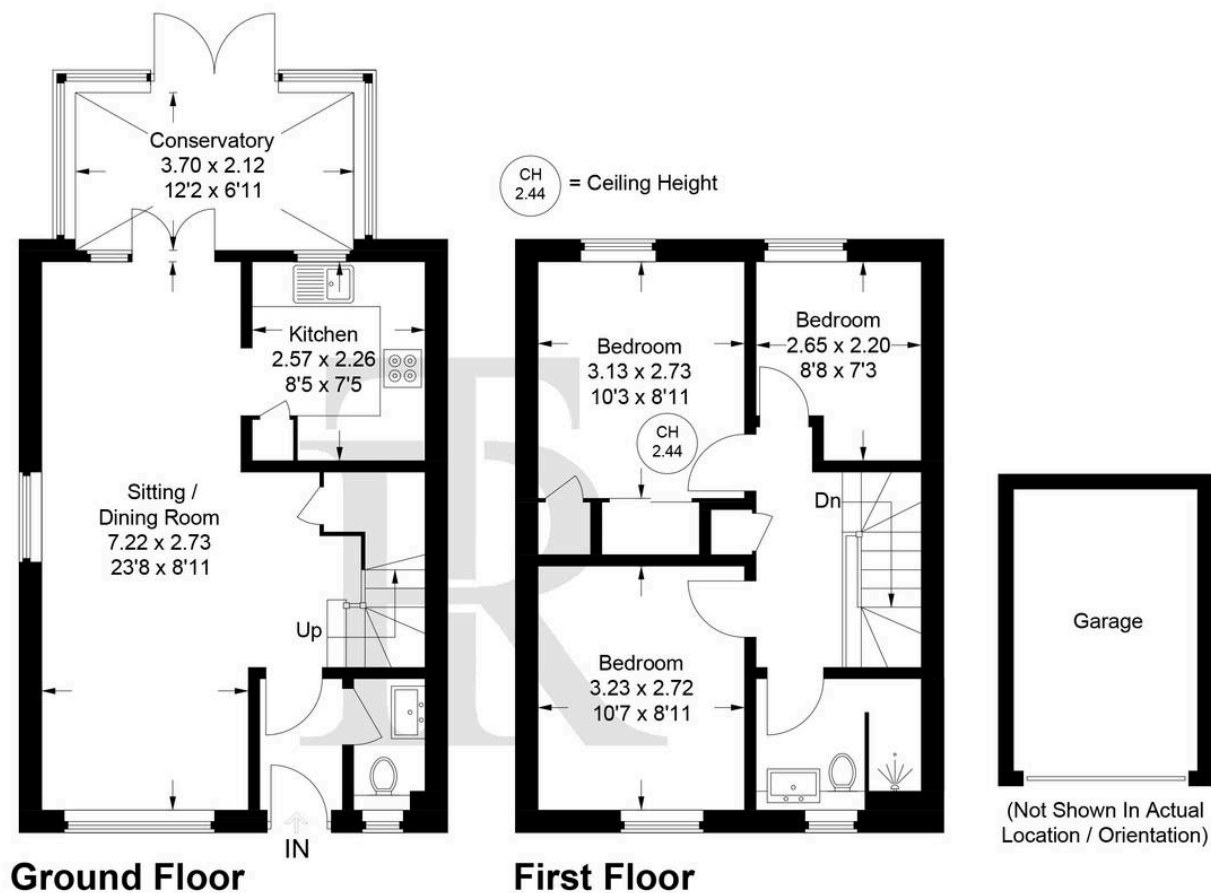
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway 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



Set within a highly sought-after cul-de-sac in the heart of Wendover, this exceptional three bedroom semi-detached family home offers a rare opportunity to acquire a spacious and beautifully presented residence in a prime location. The property is ideally placed within walking distance of Wendover High Street, the mainline station and a comprehensive range of local amenities, making it perfectly suited for both commuting professionals and families alike. The accommodation is arranged to provide an inviting open-plan living and dining room, thoughtfully designed for modern family living and entertaining, with ample natural light creating a welcoming atmosphere throughout. The contemporary kitchen is well-appointed, while the adjoining light and airy conservatory offers an additional flexible reception space with pleasant views over the rear garden. Upstairs, the master bedroom benefits from fitted wardrobes, providing excellent storage solutions, and is complemented by two further good-sized bedrooms. A modern family bathroom serves the first floor, and a ground floor cloakroom with WC is ideal for guests and every-day convenience. The property is presented in excellent order throughout, reflecting the care and attention given by the current owners. Families will appreciate the excellent catchment for highly regarded local schools, ensuring quality educational opportunities close to home. For those seeking secure parking and storage, the detached garage provides ample off-road parking options.

The location also offers easy access to the Chiltern Hills Area of Outstanding Natural Beauty, perfect for countryside walks and outdoor pursuits (accessed nearby). This wonderful home combines practical features with stylish living spaces, making it an ideal choice for buyers seeking comfort, convenience and a vibrant community atmosphere in one of Wendover's most desirable settings. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.





Badgers Meadow, HP22 6

Approximate Gross Internal Area
Ground Floor = 45.9 sq m / 494 sq ft
First Floor = 37.2 sq m / 400 sq ft
Total = 83.1 sq m / 894 sq ft
(Excluding Garage)

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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