

Nup End Lane | Wingrave | Aylesbury | HP22 4PX

Asking Price £500,000

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A beautiful four-bedroom, chocolate box style Victorian cottage in the heart of Wingrave, positioned on a quiet lane. The accommodation is immaculately presented including a bright open plan living room, dining area, kitchen, four double bedrooms and two bathrooms. Enclosed garden with storage. All walking distance of the heart of the village for local amenities. Offered for sale with no upper chain.

- An immaculately presented beautiful character property in the heart of Wingrave.
- Modern well fitted kitchen with pleasant greenery outlook. Useful utilities area.
- Family bathroom as well as a second shower room.
- Quiet position on a country lane in the heart of the village.
- Internal viewing highly recommended.
- Spacious bright and airy open plan living room with cast iron fireplace.
- Flexible good size bedrooms (three doubles and one single) currently enjoyed with two home offices.
- Beautifully maintained mature cottage style garden.
- Character features throughout.
- Offered for sale with no upper chain.

Welcome to Nup End Lane

Positioned along the sought-after quiet Nup End Lane in the heart of Wingrave, this delightful period cottage presents an immediately captivating frontage, rich in character and quintessential English charm. The attractive red-brick façade is beautifully complemented by crisp white-framed windows and a pitched entrance porch. A neatly enclosed front garden enhances the setting, with a traditional wrought-iron fence and brick boundary wall framing a well-tended lawn and established planting. A gently curving brick pathway leads to the front door, adding to the cottage's welcoming appeal.

Porch

A charming entrance porch provides a welcoming transition into the home, offering a practical and characterful entrance offering space for coats and shoes. From here, you are led directly into the sitting/dining room, a warm and inviting space that forms the heart of the property.

Open Plan Sitting/Dining Room

21'3" x 17'6" (6.48 x 5.34)

The open plan sitting and dining room is a beautifully presented, dual-aspect space that perfectly balances character and comfort. At its heart, an exposed brick chimney breast with a log-burning stove creates a striking focal point, while a charming bay window with plantation shutters allows natural light to pour in. The room flows seamlessly into a dining area, with ample space for a family-sized table ideally positioned close to the kitchen.

















Kitchen
9'4" x 8'8" (2.85 x 2.66)
The kitchen is a charming and well-appointed space, thoughtfully designed in a classic cottage style with a modern finish. Fitted with shaker-style cabinetry and complemented by wooden worktops. A range-style cooker provides a striking focal point, ideal for keen cooks, while a ceramic sink is positioned beneath a window which has an outlook over greenery. The layout is both efficient and functional, with ample storage and workspace, enhanced by open shelving that adds character and display spaces. Finished with tiled flooring and neutral tones throughout.

Principal Bedroom
15'7" x 8'9" (4.77 x 2.67)
Situated on the second floor, the principal bedroom is a spacious retreat, enhanced by its elevated position and charming character features. Offering excellent proportions for freestanding furniture as well as benefitting from range of built-in wardrobes neatly set into the eaves, providing ample storage without compromising on space. Flooded with light from two windows to the side aspect.

Bedroom Two
11'6" x 10'5" (3.53 x 3.18)
Located on the first floor, the second bedroom is a well-proportioned double bedroom, beautifully presented with a warm and inviting feel. A large window allows for plenty of natural light. The room comfortably accommodates a double bed along with freestanding furniture, including a wardrobe and chest of drawers. A large window looking over the garden floods the room with light.

Bathroom
Located on the second floor, the bathroom is a stylish and well-designed space. A skylight window allows natural light to flood in. The suite comprises a panelled bath with a classic-style shower attachment, alongside a separate shower enclosure for added convenience. A pedestal wash basin completes the space, all set against attractive panelled walls and a tasteful colour palette.

Bedroom Three
10'4" x 9'5" (3.16 x 2.89)
Located on the first floor, bedroom three is a versatile room, currently arranged as a home office. The room benefits from a charming feature fireplace, adding character, and offers flexibility to be used as a bedroom, study, or nursery depending on individual needs. Window to the front aspect for lots of natural light.

Bedroom Four
10'4" x 9'0" (3.15 x 2.75)
Situated on the second floor, bedroom four is a charming and cosy room. Set within the eaves, the sloping ceiling adds character while still allowing for practical use of space. Window to the front aspect looking over the garden.

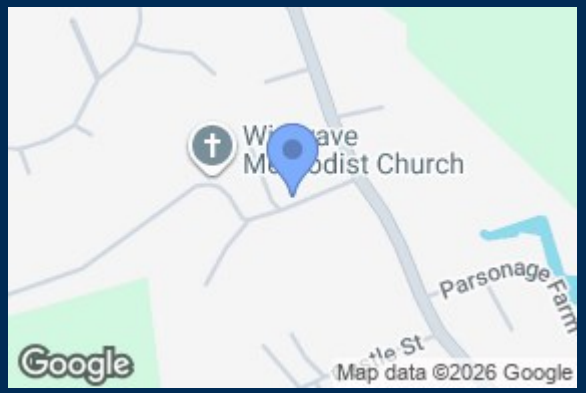
Shower Room
The shower room is a well-appointed space, finished in a classic, neutral design. It features a corner shower enclosure with contemporary fittings, complemented by attractive panelled walls. A frosted sash window allows for natural light and ventilation, while built-in cabinetry provides useful storage to keep the space neat and organised. Fitted with a low level WC, wash hand basin and cabinets for further storage.

Laundry Room
Located on the first floor, the laundry room is a practical space, designed to maximise functionality. It is fitted with space for a washing machine beneath a useful worktop, providing a convenient area for laundry tasks. Additional shelving and storage solutions offer ample room for household essentials, while also housing the boiler.

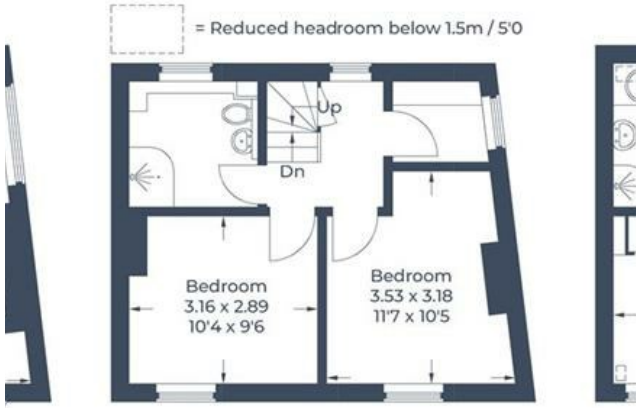
Garden
The garden is a mature and charming space, offering a wonderful first impression of the property. A neatly kept lawn is framed by curved, low-level brick borders filled with a variety of mature shrubs, seasonal planting, and small trees, adding both colour and structure. A brick pathway runs through the garden, guiding you from the entrance gate to the front door, while a wrought-iron fence defines the boundary. There is also a quaint seating area positioned near the house, ideal for enjoying the surroundings. Additional features include a useful garden shed and thoughtfully arranged planting beds.







Approximate Gross Internal Area
Ground Floor = 35.2 sq m / 379 sq ft
First Floor = 31.0 sq m / 334 sq ft
Second Floor = 32.8 sq m / 353 sq ft
Total = 99.0 sq m / 1,066 sq ft



First Floor **Sec**

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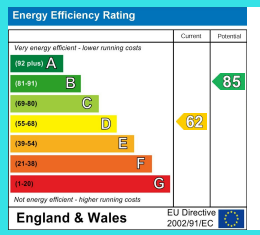

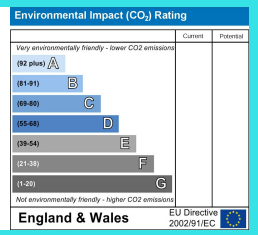

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