



Back Street, Wendover

In Excess of £400,000

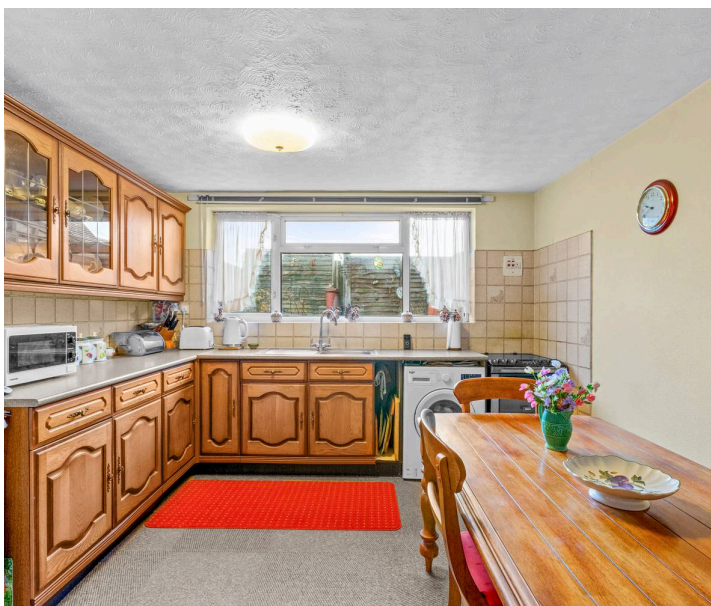
 **TIM RUSS**
& Company



- Convenient Transport Links
- Desirable Wendover Village Location
- Close to Local Amenities
- Extensive Rear Patio & Generous Lawn Area
- Option to Park to the Rear
- Historic two bedroom terraced cottage
- Ideal for first-time buyers, downsizers or investors
- Combines period charm with practical modern living
- Late 18th/early 19th century period property with characteristic architecture and historic interest.
- Excellent Access to Scenic Countryside Walks

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

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 and most sports are available in the Aylesbury Vale.

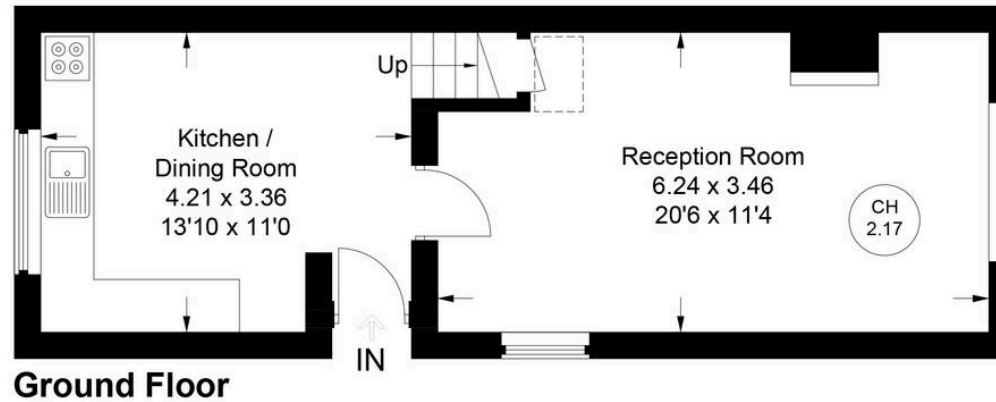
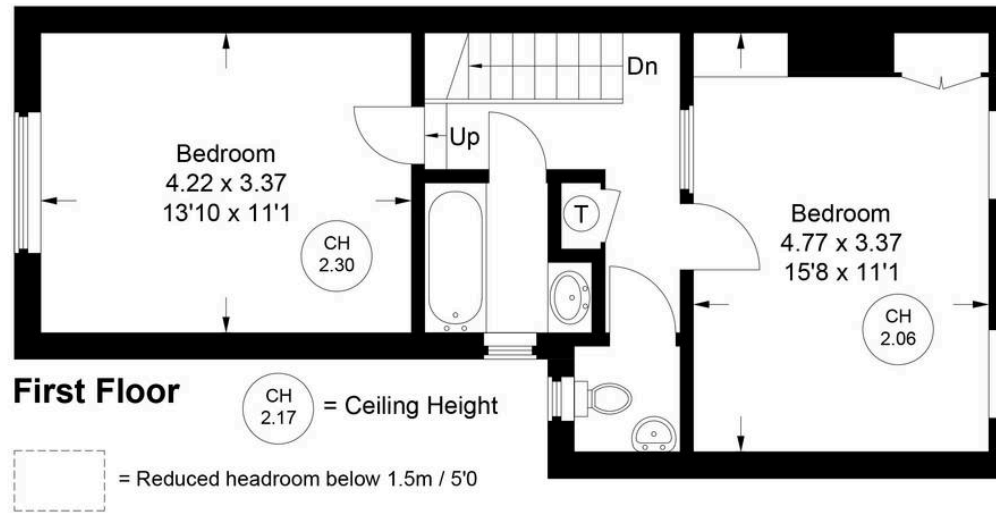


This charming two bedroom mid-terraced cottage is ideally situated on historic Back Street in the heart of Wendover, placing you within easy reach of all the village has to offer. Combining period character with practical modern living, the property dates from the late 18th or early 19th century and retains many original features that contribute to its unique appeal.

The welcoming entrance leads into a spacious living area, perfect for relaxing or entertaining, while the adjacent kitchen is well-appointed with contemporary fittings to meet the needs of every-day life. Upstairs, two well-proportioned bedrooms offer comfortable accommodation, making this home ideal for first-time buyers, downsizers or investors seeking a property with both charm and convenience. The bathroom is tastefully finished, complementing the overall style of the cottage. Residents will appreciate the option of off-street parking to the rear, a rare advantage in such a central village location, providing added ease for daily living.

The property's position ensures excellent access to Wendover's diverse amenities, with shops, cafes, pubs and the popular weekly markets all within a short stroll, offering a vibrant village lifestyle. For commuters, Wendover railway station is only a brief walk away, providing direct links to London and surrounding towns, while those who enjoy the outdoors will find scenic countryside walks beginning almost at the doorstep (perfect for weekend adventures or daily exercise). The cottage's period architecture and historic interest make it a standout property, and its blend of original features with modern updates ensures a comfortable and attractive home environment. This delightful residence is a rare opportunity to own a piece of Wendover's heritage, combining the best of traditional charm and contemporary practicality in a sought-after village setting. Early viewing is highly recommended to fully appreciate the unique qualities and superb location of this exceptional home.





Back Street, HP22

Approximate Gross Internal Area
 Ground Floor = 36.1 sq m / 388 sq ft
 First Floor = 42.9 sq m / 462 sq ft
 Total = 79.0 sq m / 850 sq ft

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

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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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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