



Tring Road, Wendover

In Excess of £400,000

 **TIM RUSS**
& Company



- Charming Grade II listed two bedroom cottage set along the highly desirable Tring Road in Wendover
- Convenient access to Wendover High Street, mainline station, and highly regarded local schooling
- Private and well-maintained rear garden, perfect for entertaining and family use
- Tastefully updated bathroom blending modern comfort with classic style
- Bursting with character features including exposed beams and period detailing
- Inviting sitting room with feature fireplace creating a true focal point
- Beautifully presented bedrooms with a light and airy feel
- A rare opportunity to acquire a characterful home in a prime village location

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

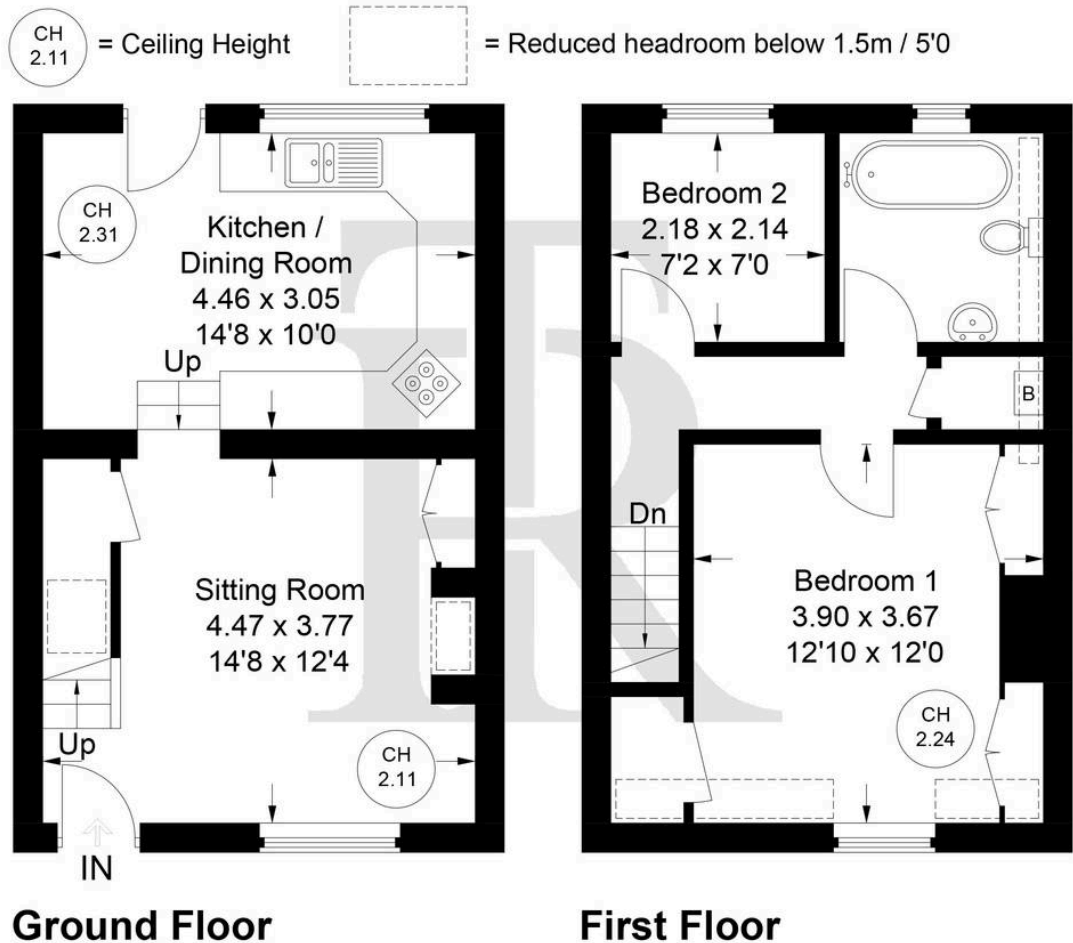
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway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



Nestled along the highly desirable Tring Road in the heart of Wendover, this charming Grade II listed two bedroom terraced cottage presents a rare opportunity to acquire a characterful home in a prime village location. The property is bursting with period features, including exposed beams and elegant detailing, while offering tastefully updated bathrooms that blend modern comfort with classic style. The inviting sitting room boasts a striking feature fireplace, creating a true focal point and a sense of warmth throughout the well-proportioned living spaces. The kitchen and dining area provide ample cupboard and worktop space, perfectly suited for both every-day living and entertaining. Both bedrooms are beautifully presented, with a light and airy feel that enhances the cottage's welcoming atmosphere. The property's attractive kerb appeal and quintessential cottage-style frontage ensure it stands out as a highly desirable home. Residents will also benefit from convenient access to Wendover High Street, the mainline station for easy commuting, and highly regarded local schooling, making this an ideal choice for families and professionals alike.

The cottage further impresses with its private and well-maintained rear garden, thoughtfully designed for both entertaining and family use. The outdoor space offers a peaceful retreat, with mature planting and a delightful patio area that is perfect for al fresco dining or relaxing in the warmer months. The garden's layout provides plenty of room for children to play or for keen gardeners to create their own haven. The property's location on Tring Road combines the tranquillity of village life with the convenience of nearby amenities, including shops, cafes, and scenic countryside walks. This beautifully presented home is a rare find, offering a harmonious blend of period charm and modern living, all set within a sought-after Wendover setting. Whether you are seeking a peaceful retreat or a base for family life, this cottage is sure to impress from the moment you arrive.





Ground Floor

First Floor

Tring Road, HP22 6

Approximate Gross Internal Area
 Ground Floor = 31.8 sq m / 342 sq ft
 First Floor = 31.6 sq m / 340 sq ft
 Total = 63.4 sq m / 682 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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