



Aylesbury Road, Wendover  
£415,000

 **TIM RUSS**  
& Company



- Charming two bedroom character cottage bursting with period charm and original features
- Excellent commuter links via Wendover Station with direct services to London Marylebone
- Beautifully maintained south-westerly facing cottage garden
- Dedicated dining room ideal for entertaining and family meals
- Separate sitting room with attractive feature fireplace
- Situated in the heart of the highly sought-after village of Wendover, at the foot of the picturesque Chiltern Hills
- Convenient ground floor cloakroom/WC
- First floor family bathroom
- Easy access to countryside walks, the Chilterns and Wendover Woods for outdoor enthusiasts

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.



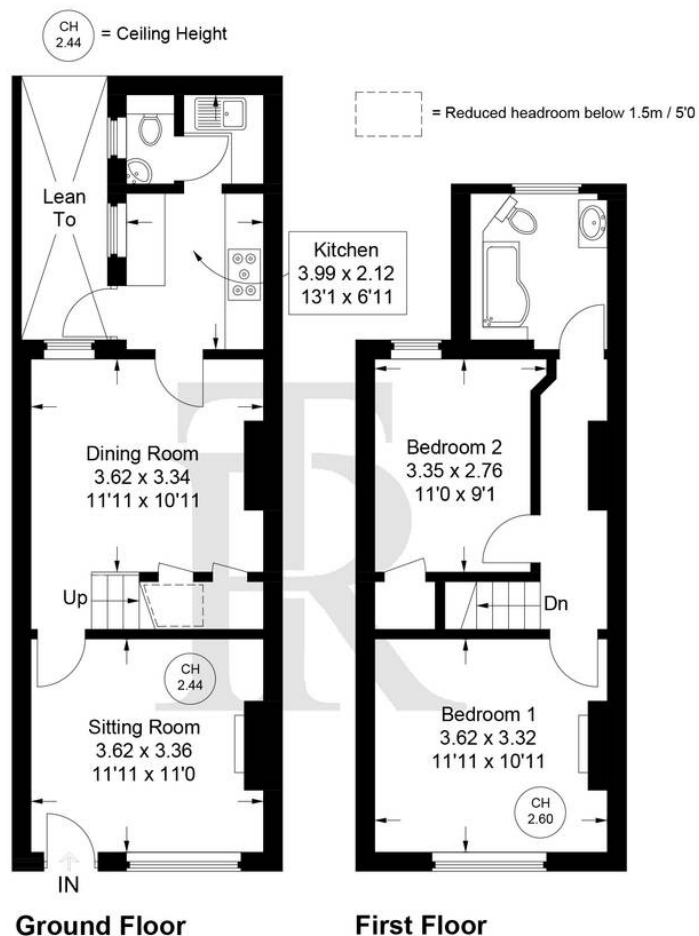
- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: D



This delightful two bedroom terraced cottage combines period charm with modern convenience, offering a unique opportunity to secure a characterful home in the heart of the highly sought-after village of Wendover. Stepping inside, you are greeted by a welcoming sitting room featuring an attractive original fireplace, perfect for cosy evenings. The dedicated dining room provides an ideal space for family meals or entertaining guests. The modern fitted kitchen is thoughtfully designed, with views over the rear garden and ample storage and worktop space for keen cooks. A convenient ground floor cloakroom/WC adds practicality for every-day living. Upstairs, two well-proportioned bedrooms are complemented by a stylish family bathroom. The property is beautifully presented throughout, retaining many period features that add warmth and personality.

Situated at the foot of the picturesque Chiltern Hills, this charming cottage offers easy access to countryside walks, Wendover Woods, and the amenities of the village. Excellent commuter links are available via Wendover Station, with direct services to London Marylebone, making it an ideal location for both professionals and families. Outside, the property boasts a beautifully maintained south-westerly facing cottage garden, providing a tranquil retreat for relaxation or al fresco dining. Mature planting, colourful borders, and a neatly kept lawn create a peaceful setting. The garden is fully enclosed, offering both privacy and security, and is accessible directly from the kitchen, making it perfect for summer entertaining or simply unwinding after a long day. There is ample space for a garden table and chairs, as well as additional planting or a small vegetable patch for those with green fingers. The location also allows easy access to the surrounding countryside, with scenic footpaths and cycle routes on your doorstep. This charming cottage truly offers the best of both worlds: a peaceful village setting with excellent transport links and a stunning outdoor space to enjoy. Early viewing is highly recommended to appreciate all that this exceptional property has to offer.





## Aylesbury Road, HP22 6

Approximate Gross Internal Area  
Ground Floor = 37.5 sq m / 404 sq ft  
First Floor = 33.9 sq m / 365 sq ft  
Total = 71.4 sq m / 769 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

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.