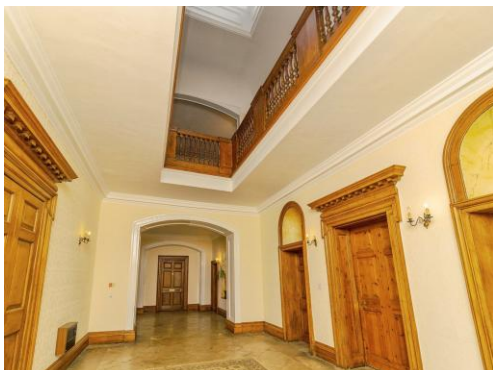




**Connells**

Wavendon House Drive  
Wavendon MILTON KEYNES



### Property Description

Set within attractive, well-maintained communal grounds, this Grade II listed home offers light-filled accommodation with open views across landscaped lawns and surrounding countryside. The estate has a rich heritage, originally part of Woburn Abbey and later remodelled by the Selby family and Henry Hoare of the renowned banking family. It also served as a Bomb outstation for Bletchley Park during World War II before its later conversion into private residences.

The grounds were landscaped in the 18th century by Richard Woods, a contemporary of Capability Brown, featuring two pear-shaped lakes linked by a canal and ornamental Greensand stone bridges. A rare quadrant-plan walled garden, complete with an exceptional pear arbour and a 41-foot-deep well, adds further distinction.

Inside, the home includes a welcoming entrance hall, a spacious light-filled lounge, an impressive reception hall with a classic archway, and a well-appointed kitchen. Three generous bedrooms include a primary suite with a roll-top bath, complemented by a modern main bathroom. Expansive communal gardens bordered by mature trees create a peaceful and private setting with far-reaching countryside views.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Reception

An impressive and beautifully proportioned reception hall featuring high ceilings, classic archway detailing and polished stone flooring. Solid wood doors and skirting add warmth and character. Double doors open to views of the surrounding grounds.

### Entrance Hall

A welcoming and well proportioned entrance hall featuring high wood effect flooring, high ceilings and an elegant chandelier. The hall provide access to the principal rooms with light

decor and wood effect flooring.

## Lounge

A spacious and light filled lounge offering generous proportions. The room features large windows providing excellent natural light, with light decor and wood flooring throughout. Wall mounted lighting adds a contemporary touch.

## Kitchen

A well appointed and functional kitchen fitted with a range of base and wall units providing ample storage , with wood effect worktops and tiled splashbacks. The kitchen has an integrated gas hob and extractor, lots of room for additional appliances.

## Bedroom One

A bright and well proportioned bedroom featuring a large window overlooking the surrounding grounds allowing for excellent natural light. The room has built in wardrobe storage space with panelled doors finished with wood flooring and light decor.

## En-Suite

A well presented en-suite bathroom, featuring a classic roll-top bath on decorative claw feet, complimented by pedestal wash hand basin and WC. Finished with tiled walls and wood effect flooring.

## Bathroom

A modern and well appointed bathroom, fitted with a glazed shower enclosure, pedestal wash hand basin and WC. Finished with tiling and wood effect flooring.

## Bedroom Two

A light and versatile bedroom featuring a window overlooking the surrounding grounds with natural decor and wood effect flooring.

## Bedroom Three

A light and spacious bedroom, featuring two

windows providing additional natural light with wood effecting and ample space for storage options.

## Communal Grounds

Set within beautifully maintained communal grounds, the property enjoys expansive lawned gardens bordered by mature trees and established hedging, creating a peaceful and private environment.

## Parking

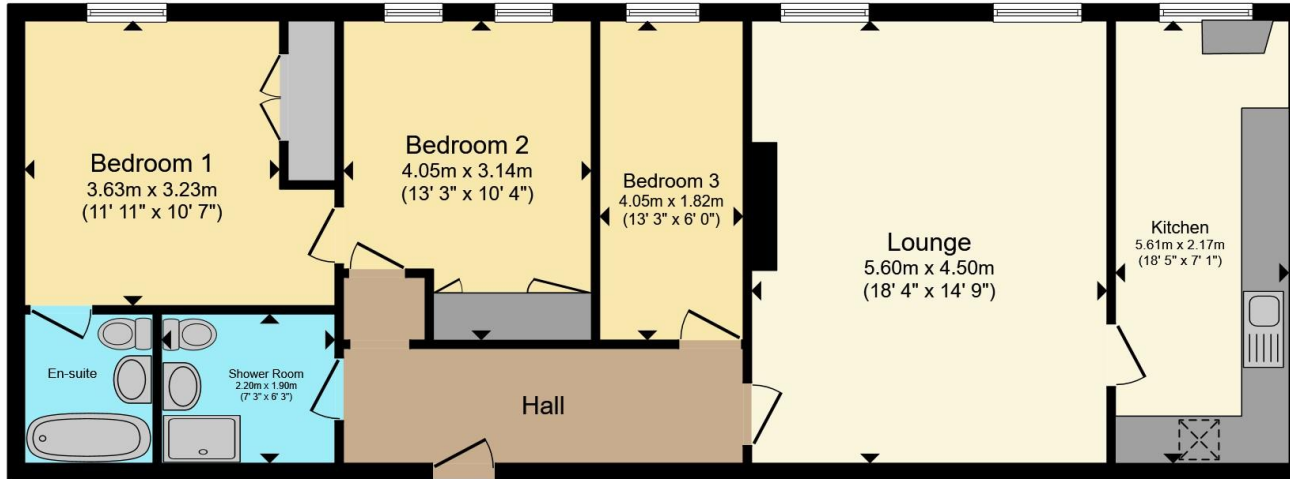
Private parking to front of the property and a private garage en bloc.

## Service Charge Breakdown

Our vendor would like to bring to buyers attention the breakdown of the service charges as follows:

1. Yearly Buildings Insurance
2. Monthly Water Supply & Drainage
3. External Window Cleaning
4. Communal Entrance Hall Cleaning
5. Waste Removal
6. Grounds Maintenance of 10 acre grounds.
7. Communal Hall & Grounds Lighting
8. Covers General Maintenance Issues





Total floor area 89.7 m<sup>2</sup> (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

**T 01908 691606**  
**E walnuttree@connells.co.uk**

26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: E Council Tax Band: D

Service Charge: 4379.04

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNT306787](https://www.connells.co.uk/Property/WNT306787)**

This is a Leasehold property with details as follows; Term of Lease 990 years from 29 Sep 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: WNT306787 - 0010