



Lionel Avenue, Wendover, HP22 6LS


brown & merry
Country House
& **Farm Sales**

Lionel Avenue, Wendover, HP22 6LS

Country House
& Farm Sales



THE MAIN HOUSE

This superb, extended and much improved spacious family home is set in a highly sought after location within easy access of the village center, local schools and mainline station. The large, modern kitchen/breakfast room, large master bedroom with en-suite and 'Juliet' balcony overlooking the rear garden which is approx. 200ft. Situated on a quiet road within Wendover, on the edge of the Chiltern Hills (designated Area of Outstanding Natural Beauty), it offers open views of the rolling farmland to the rear. Entering the property, you will find a light and spacious entrance hall, with stairs leading to the first floor and doors to the utility, dining, living room and study/bedroom five. The living room with its open fireplace and log burning stove offer light in abundance. With two windows to the side aspect and bi-fold doors leading through to the dining room and out to the rear garden. The dining area connects the whole house with open access to the kitchen diner at the far end and doors to the entrance hall and family/playroom. The family/play room is perfect for that extra family space. Whether its for music, gaming or just to simply chill out this room is truly versatile in its uses.





The extended kitchen has been beautifully designed with vaulted ceilings, high level windows, exposed beams and bi-fold doors leading out to the garden. The kitchen offers a breakfast bar to the far end, center island with storage and wine fridge. There is a good range of both wall and floor units with work surfaces above, space for appliances including a large range master style double oven and an American fridge freezer. The utility room has a door to the side and access into the garage, a good range of wall and floor units and space for a washing machine. Completing the ground floor is the fifth bedroom/study which has been recently redecorated and has an en-suite with shower, hand wash basin and low level W/C.



THE FIRST FLOOR

Rising to the first floor you will find four further bedrooms including the large master bedroom with its en-suite and its Juliet balcony to the rear aspect. Three more double bedrooms and a family bathroom complete the first floor.





Ground Floor

Floor area 134.6 m² (1,449 sq.ft.) approx

Total floor area 203.4 m² (2,190 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



First Floor

Floor area 68.8 m² (740 sq.ft.) approx

Powered by Focal

OUTSIDE

To the front of the property there is driveway parking for multiple vehicles leading to the Garage which has light & power and a door into the utility room. The remainder of the front garden is bordered with flower beds, trees, and shrubs.

The rear garden is perfect for entertaining and a superb feature of the property, extending to approx. 200ft with open fields to the rear and a large patio area directly to the rear of the home.

LOCATION

Lionel Avenue is a popular residential road with a footpath leading through to the village center. Wendover offers an eclectic mix of shops, pubs and restaurants, together with the ever popular and highly rated schools. Just around the corner is Dobbins Lane, where you will find the Tennis Club, together with the Squash and Bowls Clubs. The station is again within walking distance and



offers a frequent service to Marylebone (50mins), on the award winning Chiltern line. The A41 can be found between Aston Clinton and Tring, offering a swift connection to the M25. Alternatively the M40 can be found at High Wycombe.

EDUCATION

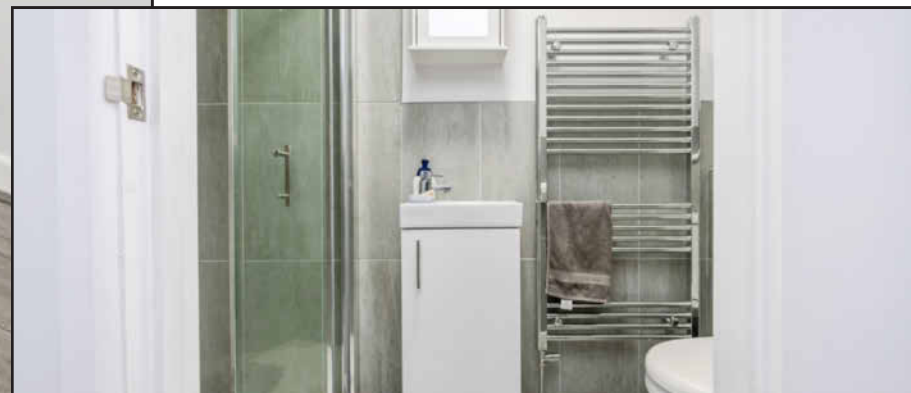
Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schooling; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). Further education can be found at Aylesbury College.

TENURE

Freehold

SERVICES

Mains Electricity, Water, Drainage, Gas Central Heating and Superfast Fibre Broadband





Woollerton House, 7 High Street, Wendover,
Aylesbury, Buckinghamshire

T 01296 622855
E wendovercfs@sequencehome.co.uk
W brownandmerry.co.uk

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. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to this including the extent and boundaries of the property and other important matters before exchange of contracts.

