

WYVERN HOUSE

ASKETT - BUCKINGHAMSHIRE







**WYVERN HOUSE
AYLESBURY ROAD
ASKETT
BUCKINGHAMSHIRE**

Princes Risborough c1.5 miles | Great Missenden c6 miles | Wendover c4 miles | Aylesbury c7 miles | High Wycombe c10 miles | Thame c7 miles

**A striking Arts and Crafts style house
well set in wonderful secluded gardens
of approximately ¾ of an acre**

Entrance Porch | Living Room | Snug | Dining Room
Kitchen/Breakfast Room | Utility Room | Cloakroom

Main Bedroom with Ensuite Bathroom
Guest Bedroom with Ensuite
Six further Bedrooms | Family Bathroom

Double Garage | Large Outbuilding

Wonderful Mature Garden

In All About 0.76 Acre



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LOCATION

The small village of Askett lies at the foot of the Chiltern Hills on the periphery of Monks Risborough and Princes Risborough, surrounded by glorious countryside and nearby Whiteleaf Golf Course. There is a good Gastro pub and Indian Restaurant within walking distance, plus a nearby Primary school. Princes Risborough offers an M&S Food and a Tesco, together with a Butchers shop and a good mix of retailers. Monks Risborough has a branch line station with a more frequent rail service from Princes Risborough to London Marylebone (39 minutes).

Buckinghamshire is renowned for its schooling locally and including the Grammar School system; there is also selection of independent preparatory schools for both boys and girls.

THE PROPERTY

Wyvern House dates in origin from the 1920's with beautifully symmetrical brick, mellow stone and flint elevations, interspersed with inlaid timber. This appealing family home has much to offer with phenomenal living space, perfect for the growing family with a garden to match.

On the ground floor the impressive triple aspect sitting/dining room has two bay windows and a stunning minster stone open fireplace. The snug is a spectacular room with exposed beams, inglenook style fireplace and a wood burning stove. The dining room leads through to the kitchen/breakfast room, which is well appointed with extensive units under granite work surfaces and integrated appliances. A utility and cloakroom complete this floor.



On the first floor the principal bedroom has a large ensuite, as does the guest bedroom. There are three further bedrooms and a family bathroom on this floor, with stairs up to the second floor where there are three more bedrooms, one of which has ensuite facilities.

OUTSIDE

The property is approached through electric wooden gates, leading to a generous gravel driveway around a large central circular bed, with parking for numerous vehicles and a double garage.

Immediately to the rear of the house there is a large, paved terrace leading to a wide expanse of lawn. The gardens are private and secure, with thick natural boundaries. There is a large and useful outbuilding with a cloakroom, which is ideal as a home office or entertainment room and offering potential for an annexe.

EPC RATING E

COUNCIL TAX BAND G

POSTCODE HP27 9LY

VIEWING Strictly by appointment through the agents at all times.







Ground Floor

First Floor

Second Floor

Wyvern

Approximate Gross Internal Area

Ground Floor = 135.3 sq m / 1,456 sq ft

First Floor = 94.0 sq m / 1,012 sq ft

Second Floor = 51.4 sq m / 553 sq ft

Outbuildings = 114.7 sq m / 1,235 sq ft (Including Garage)

Total = 395.4 sq m / 4,256 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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