



Wellhead Cottages Hale Road, Wendover - HP22 6NJ

Offers Over £750,000

 **TIM RUSS**
& Company



Wellhead Cottages, Hale Road

Wendover

- Offered With No Onward Chain
- Wrap Around Gardens
- Set in approximately a 1/4 Acre
- Three Bedrooms
- Two Reception Rooms
- Wood Burner Stove in Sitting Room
- Potential for Side and Rear Extensions
- Far Reaching Front Views.

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east 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.



Wellhead Cottages, Hale Road

Wendover

A charming 3-bedroom cottage in a sought-after area with no onward chain, spacious wrap-around garden (0.26 acres), wood burner, far-reaching views, and extension potential.

Situated in a picturesque location, this charming 3-bedroom semi detached cottage is a rare gem in the heart of a sought-after setting. Offered with no onward chain, this property presents an excellent opportunity for families and investors alike. Embracing a serene lifestyle, the property boasts a spacious wrap-around garden spanning approximately a quarter of an acre, ideal for outdoor relaxation and hosting gatherings.

This delightful home features three well-appointed bedrooms, two reception rooms, with a cosy sitting room complete with a wood burner stove, perfect for unwinding during the colder months. With the potential for side and rear extensions, the property offers versatility and scope for personalisation. Enjoy far-reaching front views that capture the essence of the surrounding beauty and tranquillity.

Outdoor enthusiasts will be delighted by the expansive 0.26-acre lot enveloping the residence, providing ample space for gardening enthusiasts, play areas for children, and outdoor entertaining. Relish the peace and privacy that this generous outdoor space offers, providing a sanctuary away from the hustle and bustle of city life. Whether you dream of creating a flourishing garden oasis or envision a complete outdoor transformation, this property's substantial outdoor area is a canvas awaiting your personal touch. Don't miss this opportunity to own a slice of heaven and create lasting memories in this exceptional home with vast outdoor potential.

Council Tax band: D - Tenure: Freehold - EPC D

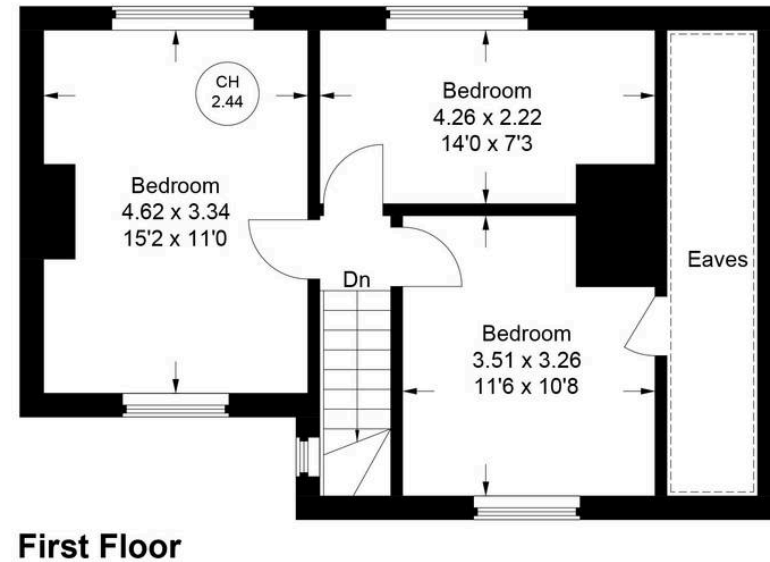
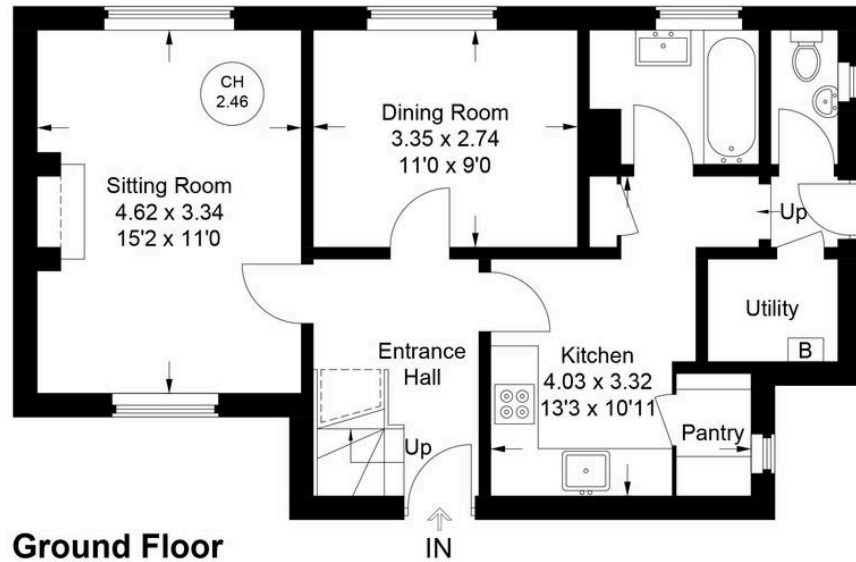




= Reduced headroom below 1.5m / 5'0



= Ceiling Height



Wellhead Cottages, Hale Lane, HP22 6NJ

Approximate Gross Internal Area
 Ground Floor = 53.7 sq m / 578 sq ft
 First Floor = 48.8 sq m / 525 sq ft
 Total = 102.5 sq m / 1103 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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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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.



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