



Back Street, Wendover
£450,000

 **TIM RUSS**
& Company



- Historic charming period cottage set in the heart of Wendover village
- Beautifully presented throughout with a blend of character features and modern finishes
- Stylish, well-appointed kitchen with ample storage and workspace
- Generous bedrooms with pleasant outlooks
- Excellent transport links including Wendover mainline station with direct access to London
- Sought-after location within walking distance of local amenities, shops, and cafes
- Contemporary bathroom suite finished to a high standard
- Private rear garden offering a tranquil outdoor space
- Bright and airy living areas, ideal for both relaxing and entertaining

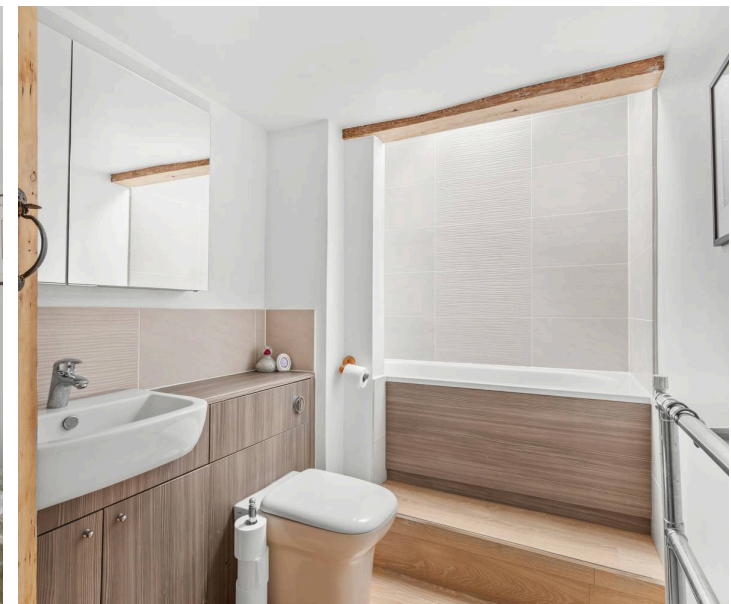
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- Council Tax band: E
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: D

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.

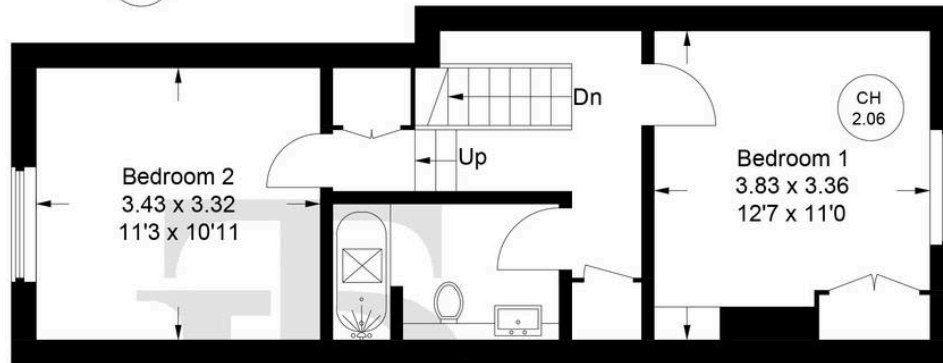


Nestled in the heart of Wendover village, this beautifully presented two-bedroom period cottage offers a rare opportunity to acquire a home full of charm and character, seamlessly blended with modern finishes. The property boasts bright and airy living areas, ideal for both relaxing and entertaining, and features a stylish, well-appointed kitchen with ample storage and workspace, perfect for culinary enthusiasts. The generous bedrooms each provide pleasant outlooks, creating a peaceful retreat at the end of the day. A contemporary bathroom suite, finished to a high standard, adds a touch of luxury. The versatile layout includes a welcoming living room, a spacious kitchen/breakfast room, and a conservatory that offers further space for dining or a home office. Located within walking distance of local amenities, shops, and cafes, the cottage benefits from excellent transport links, including Wendover mainline station with direct access to London, making it ideal for commuters. On-street parking is available nearby, with potential resident permit options for added convenience.

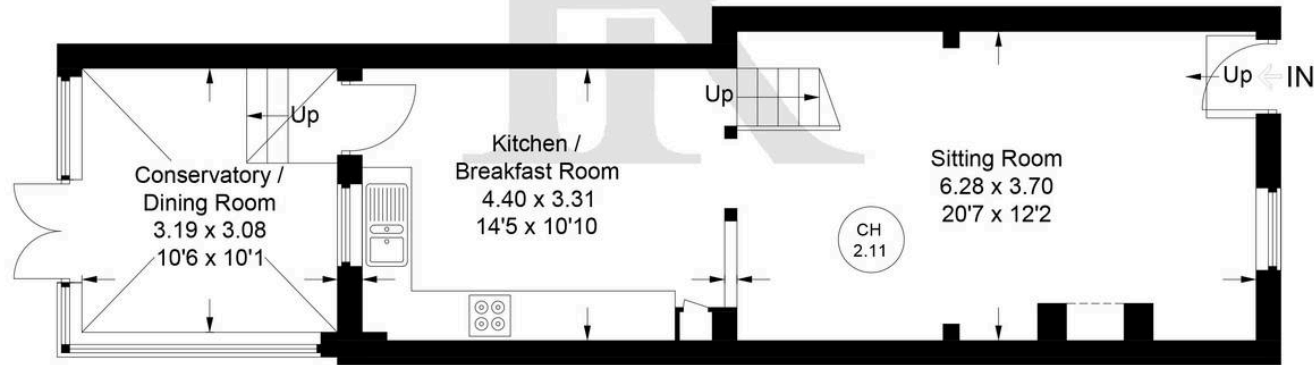
The private rear garden offers a tranquil outdoor space, perfect for enjoying al fresco dining, gardening, or simply unwinding in peaceful surroundings. The garden is thoughtfully designed to provide both privacy and a pleasant outlook, with mature planting and well-maintained borders creating a delightful setting. Whether you are entertaining guests or seeking a quiet moment with a book, this inviting garden serves as an extension of the home's living space. The cottage's sought-after location in Wendover ensures that you are never far from the village's vibrant community, picturesque walks, and green spaces, while still enjoying the comfort and seclusion of your own outdoor retreat. This property presents a wonderful opportunity for those seeking a characterful home with modern comforts, generous living areas, and a charming garden in a highly desirable village setting.



CH
2.11 = Ceiling Height



First Floor



Ground Floor

Back Street, HP22 6

Approximate Gross Internal Area
Ground Floor = 49.8 sq m / 536 sq ft
First Floor = 38.5 sq m / 414 sq ft
Total = 88.3 sq m / 950 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

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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.



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.