



The Cobbles The Leys, Halton Village - HP22 5GH
£300,000

 **TIM RUSS**
& Company



The Cobbles, The Leys

Halton Village

- No Onward Chain
- Formally Part of the Rothschild Estate
- Beautifully Presented Cottage
- Village Setting
- Sitting Room with Feature Fireplace
- Kitchen with Intergrated Appliances
- Double Bedroom
- Enclosed Courtyard Garden
- Allocated Parking

Situated in the heart of Halton Village, the property is about 2.5 miles from Wendover village centre. 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, 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 the renowned Halton Tennis Centre and Gym, Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.



The Cobbles, The Leys

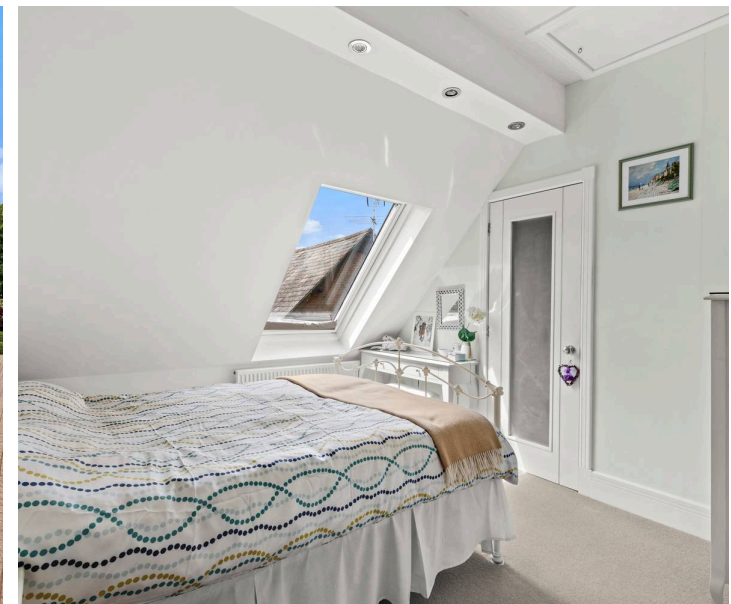
Halton Village


This beautifully presented one bedroom terraced cottage, formerly part of the renowned Rothschild Estate, is offered to the market with no onward chain and provides an exceptional opportunity for those seeking a characterful yet contemporary home in a desirable village setting. The property has been thoughtfully updated to create a welcoming interior that blends period charm with modern convenience. The inviting sitting room features a striking fireplace, while the adjoining kitchen is fitted with a range of integrated appliances and stylish cabinetry, ensuring both practicality and aesthetic appeal. Upstairs, the generous double bedroom benefits from ample natural light and offers a peaceful retreat, complemented by a well-appointed bathroom. Tasteful décor and quality finishes are evident throughout, enhancing the sense of comfort and refinement. Additional features include allocated parking (a valuable asset in this sought-after location) and an enclosed courtyard garden, providing a private and tranquil space to relax or entertain. Ideally situated in the heart of the village, the property enjoys easy access to local amenities, transport links, and picturesque countryside walks, making it well suited to first-time buyers, professionals, or those looking to downsize without compromise. With its rich heritage, immaculate presentation, and practical features, this charming cottage represents a rare opportunity to acquire a unique home in a prestigious setting. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Service charge for the upkeep and lighting to the communal areas we are advised is £20pcm.

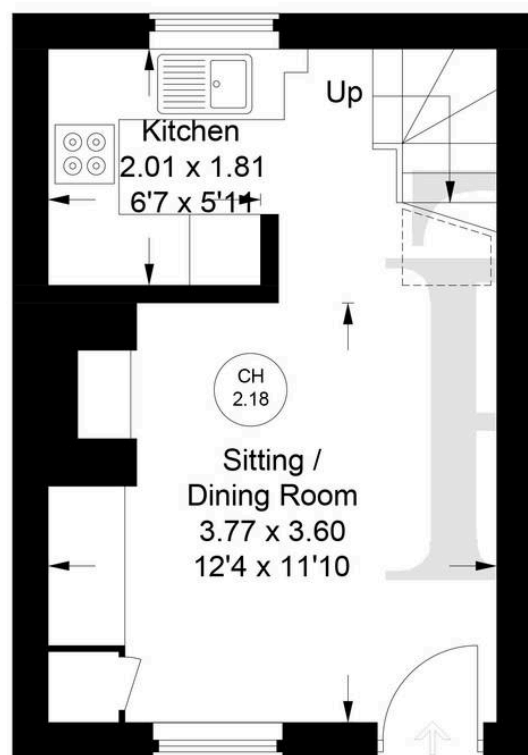
Council Tax band: C - EPC C

Tenure: Freehold

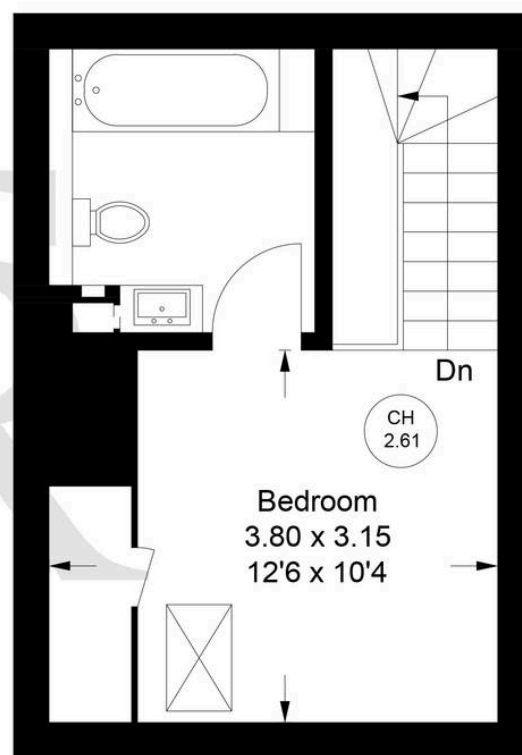


 = Reduced headroom below 1.5m / 5'0

 = Ceiling Height



Ground Floor



First Floor

The Leys, Halton Village, HP22 5

Approximate Gross Internal Area
Ground Floor = 21.8 sq m / 235 sq ft
First Floor = 21.7 sq m / 233 sq ft
Total = 43.5 sq m / 468 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.