



10 South Street, Wendover - HP22 6EF

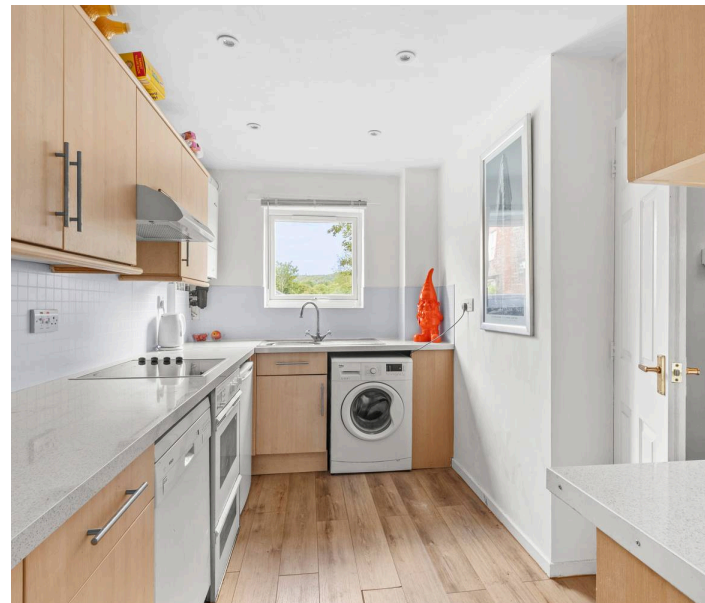
Guide Price £415,000

 **TIM RUSS**  
& Company



- Charming home situated in the heart of the highly sought-after village of Wendover
- Three well-proportioned bedrooms
- Ground floor cloakroom/WC for added convenience
- Private and enclosed rear garden, perfect for relaxing and outdoor entertaining
- Short walk to Wendover High Street, cafés, restaurants and boutique shops
- Excellent access to Wendover Station with direct rail services to London Marylebone
- Easy reach of Wendover Woods and the picturesque Chiltern Hills
- Contemporary family bathroom
- Bright and spacious accommodation with an abundance of natural light throughout
- Well-appointed kitchen ideal for everyday living

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.



Charming three-bedroom terraced house in central Wendover with bright interiors, garden, kitchen, bathroom, cloakroom, and easy access to shops, station, and Chiltern Hills.

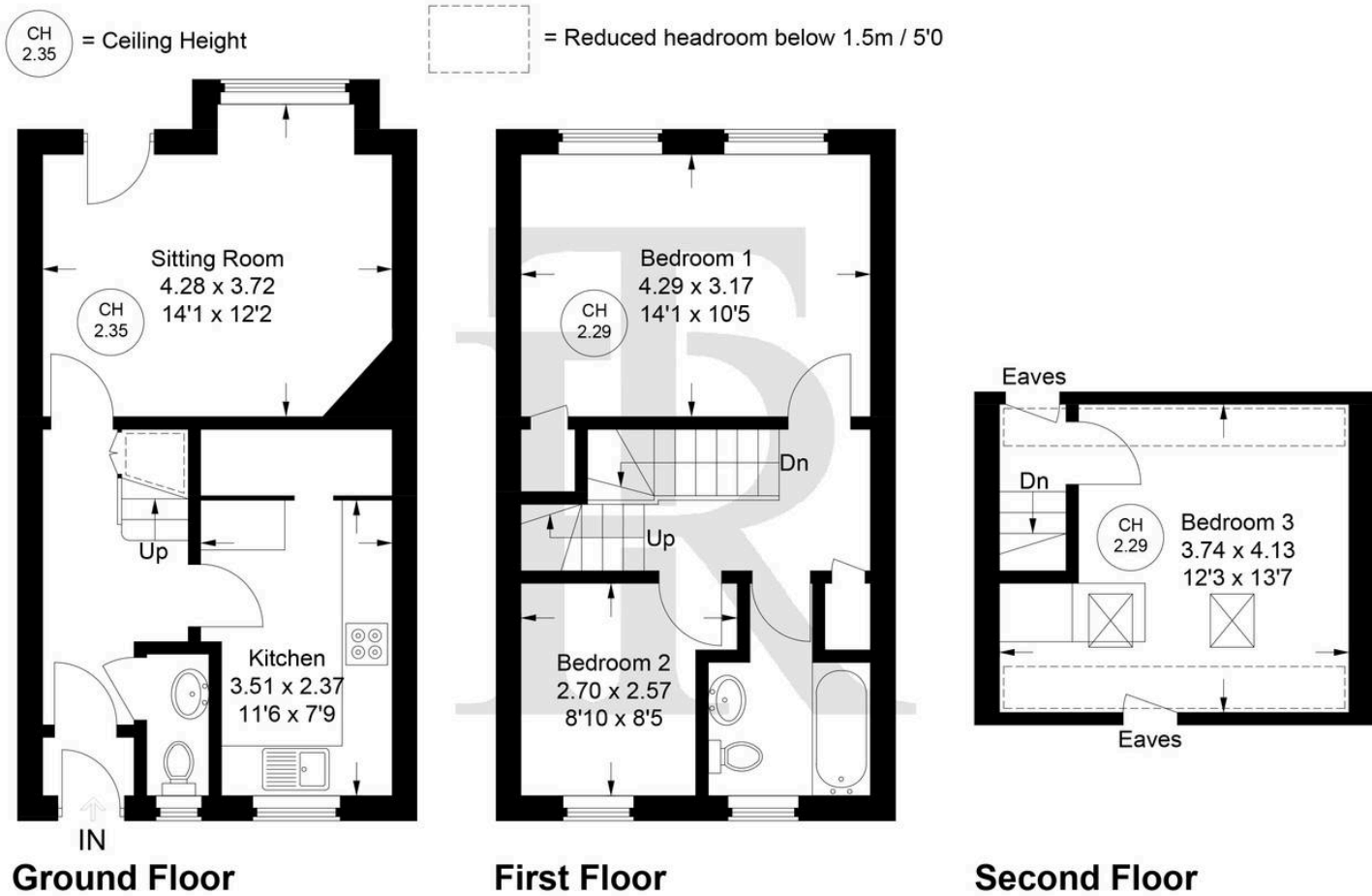
This charming three-bedroom terraced house is ideally positioned in the heart of the highly sought-after village of Wendover, offering bright and spacious accommodation filled with natural light throughout. The property features three well-proportioned bedrooms, providing ample space for family living or for those seeking a comfortable work-from-home environment. The contemporary family bathroom is complemented by a ground floor cloakroom and WC for added convenience. The well-appointed kitchen is perfect for every-day living, while the inviting sitting room offers a welcoming atmosphere with direct access into the rear garden. Residents will appreciate the short walk to Wendover High Street, where a range of cafés, restaurants and boutique shops can be found. The home also boasts excellent access to Wendover Station, with direct rail services to London Marylebone, making it ideal for commuters. With easy reach of Wendover Woods and the picturesque Chiltern Hills, this property presents a wonderful opportunity to enjoy village living with modern comforts and excellent transport links. This delightful home is perfectly suited to families, professionals or anyone seeking a well-located property in a vibrant community.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





**South Street, HP22 6**

Approximate Gross Internal Area  
 Ground Floor = 33.6 sq m / 362 sq ft  
 First Floor = 32.3 sq m / 348 sq ft  
 Second Floor = 15.5 sq m / 167 sq ft  
 Total = 81.4 sq m / 877 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.