



5 Witchell, Wendover - HP22 6EG
£600,000

TIM RUSS
& Company



- Spacious three-bedroom detached family home
- Quiet cul-de-sac setting in the heart of central Wendover, offering privacy and a family-friendly environment.
- Bright and spacious living/dining room, ideal for relaxing and entertaining
- Modern fitted kitchen with ample storage and generous worktop space
- Excellent access to Wendover Woods, the Chiltern Hills and superb commuter links to London Marylebone
- Walking distance to Wendover High Street, highly regarded schools and Wendover Station
- Garage and private driveway providing ample off-street parking
- Beautifully maintained and enclosed rear garden, ideal for outdoor entertaining

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- Council Tax band: F
 - Tenure: Freehold
 - EPC Energy Efficiency Rating:

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.



This spacious three-bedroom detached family home is ideally situated in a quiet cul-de-sac in the heart of central Wendover, offering a rare combination of privacy and convenience. The property features a bright and airy living/dining room, perfect for both relaxing evenings and entertaining guests. The modern fitted kitchen provides ample storage and generous worktop space, making it ideal for family life and culinary enthusiasts alike. A ground floor cloakroom/WC adds further convenience for busy households. The well-appointed family bathroom includes contemporary fittings, while all three bedrooms offer comfortable accommodation for families or those seeking additional space for a home office. With excellent access to Wendover Woods, the Chiltern Hills and superb commuter links to London Marylebone, this home is perfectly placed for both leisure and commuting. The property is within walking distance to Wendover High Street, highly regarded schools and Wendover Station, ensuring all local amenities are easily accessible. The house is well-presented throughout and ready for immediate occupation, while also offering excellent scope to improve, modernise or extend (subject to the necessary planning permissions). The outside space is equally impressive, with a beautifully maintained and enclosed rear garden that provides a safe and private setting for outdoor entertaining, family activities or simply relaxing in the sunshine. The garden features well-tended lawns and mature borders, creating an attractive and peaceful environment. A private driveway and garage offer ample off-street parking, a valuable asset in this central location. The front garden adds further kerb appeal and enhances the sense of privacy. Whether you are hosting summer barbeques, enjoying morning coffee on the patio or watching children play safely, the outdoor space caters to a wide range of lifestyles and requirements. This property represents an excellent opportunity to acquire a detached family home with generous outside space in one of Wendover's most sought-after neighbourhoods. Early viewing is highly recommended to appreciate the full potential and enviable setting of this delightful home.





Witchell, HP22 6

Approximate Gross Internal Area
Ground Floor = 47.3 sq m / 509 sq ft
First Floor = 51.1 sq m / 550 sq ft
Garage = 12.8 sq m / 138 sq ft
Total = 111.2 sq m / 1197 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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