



Manor Crescent, Wendover

Fixed Price £725,000

 **TIM RUSS**
& Company



- Spacious four-bedroom detached family home in a highly sought-after Wendover location
- Modern open-plan kitchen/dining room, ideal for family living and entertaining
- Walking distance to highly regarded schools, Wendover Station and local amenities
- Easy access to Wendover Woods, the Chiltern Hills and direct rail links to London Marylebone
- Master bedroom complete with a private en-suite shower room
- Detached garden home office offering an ideal space for home working, a studio or hobbies
- Impressive corner plot offering extensive wraparound gardens and excellent outdoor space
- Secure gated driveway providing ample off-street parking with EV charging facilities

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

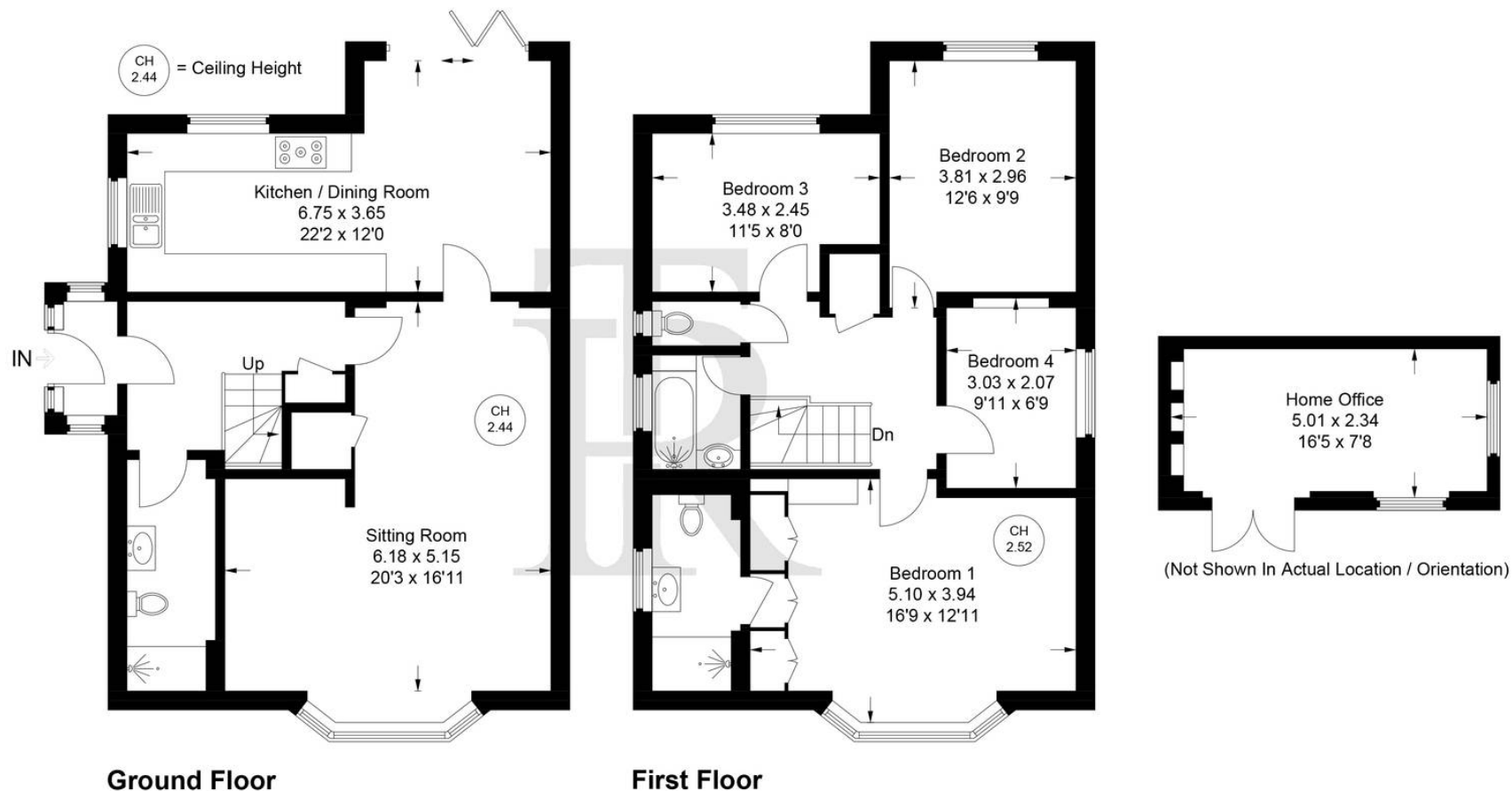


Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway 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.

This spacious four-bedroom detached family home is ideally situated in a highly sought-after Wendover location, offering both comfort and convenience for modern family living. The property features a large, bright and airy living room, enhanced by excellent natural light that creates a welcoming atmosphere for relaxation and gatherings. The modern open-plan kitchen and dining room provide a superb space for family meals and entertaining, with ample room for both cooking and socialising. A convenient ground floor shower room adds practicality for busy households. The home also presents excellent scope to further improve and extend (subject to the necessary planning permissions), making it an attractive option for those wishing to tailor the property to their needs. The principal bedroom benefits from a private en-suite shower room, offering a tranquil retreat at the end of the day, while three further well-proportioned bedrooms provide flexible accommodation for family members or guests. A detached garden home office is included, offering an ideal space for home working, a studio or hobbies, ensuring a perfect balance between work and home life.

The property further benefits from a secure gated driveway providing ample off-street parking, adding both convenience and privacy. This well-presented home is ready for immediate occupation, allowing new owners to settle in without delay. The location is particularly appealing, being within walking distance of highly regarded schools, Wendover Station and a range of local amenities, ensuring daily life is both convenient and enjoyable. With easy access to Wendover Woods, the Chiltern Hills and direct rail links to London Marylebone, this home combines the best of countryside living with excellent connectivity. Whether you are looking for space to grow, a home office solution or the potential to add your own personal touch, this impressive corner plot property offers a rare opportunity in a prime Wendover setting. Early viewing is highly recommended to appreciate all that this exceptional home has to offer.





Manor Crescent, HP22 6

Approximate Gross Internal Area

Ground Floor = 65.8 sq m / 708 sq ft

First Floor = 63.5 sq m / 683 sq ft

Home Office = 11.7 sq m / 126 sq ft

Total = 141.0 sq m / 1517 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.



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