



PORTFOLIO
from



brown & merry

Tring Road, Wendover, Buckinghamshire

101 Tring Road, Wendover, Buckinghamshire HP22 6NY

Beautifully presented and full of character, this delightful Grade II Listed cottage is ideally situated just a short walk from the village centre.



The Property

Thoughtfully updated by the current owners, the property successfully combines period charm with modern-day convenience, creating a wonderful home in a highly desirable location.

Offering two bedrooms, a cosy sitting room with a striking exposed brick fireplace, and a generous rear garden, the property provides an ideal blend of traditional charm and contemporary living.

Entrance Hall

The front door opens into an entrance lobby with stairs rising to the first floor and access to the sitting room.

Sitting Room

A beautifully presented reception room featuring an exposed brick fireplace with a wood-burning stove and solid timber mantel. Additional features include laminate flooring, a front-facing window, radiator, useful storage cupboard, and steps leading through to the kitchen.



Kitchen

The stylish and recently renovated kitchen is fitted with an excellent range of wall and base units complemented by work surfaces. Appliances include a four-ring gas hob with extractor hood, electric oven, and sink with drainer. There is space for additional appliances, and combi boiler, tiled flooring, and a window and door providing access to the rear garden.

First Floor

The first-floor landing provides access to two bedrooms and the family bathroom.

Bedrooms

The principal bedroom is a double room, benefiting from two built-in wardrobes, a front-aspect window and radiator. The second bedroom overlooks the rear garden and offers comfortable accommodation.

Bathroom

The bathroom has been attractively updated and comprises a panelled bath with chrome mixer tap and shower attachment, wash hand basin, WC, tiled walls and flooring, and a rear-facing window.



Outside

To the front of the property is an attractive lawned area with a pathway leading to the entrance.

The impressive rear garden extends to approximately 80 feet and provides a wonderful outdoor space for both relaxation and entertaining. Immediately adjoining the property is a paved terrace, ideal for al fresco dining. Beyond this lies a insulated garden room with power and light, currently used as a home gym but would be a great home office. An additional brick-built outbuilding.

Location

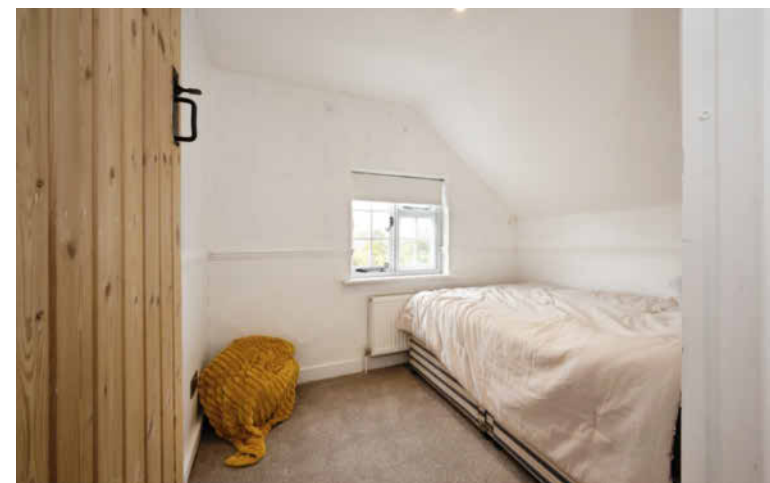
Wendover is a most attractive thriving village with road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market, Health Centre, Dentists, Library.

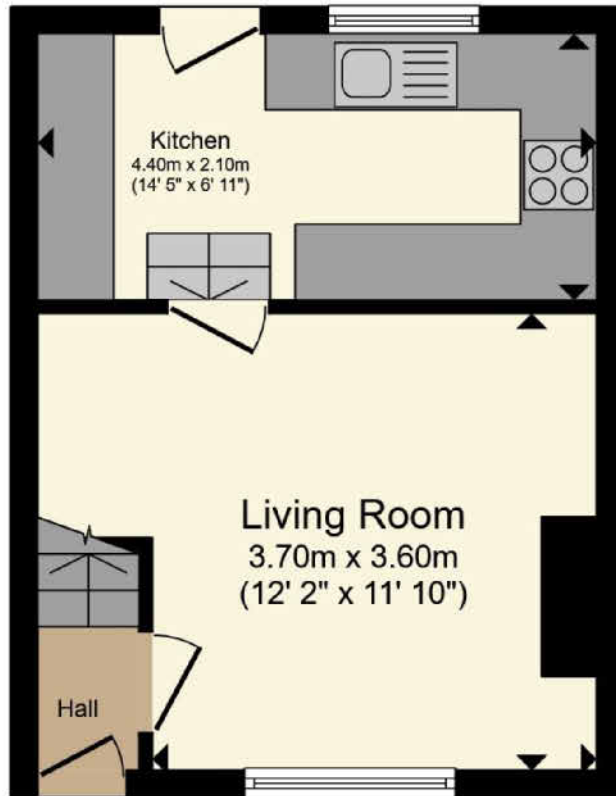
Education

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.

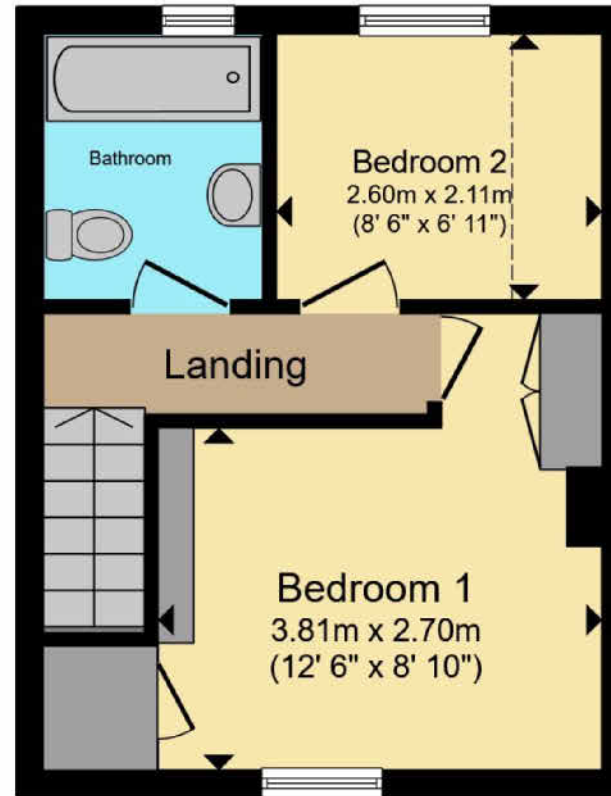
Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Ground Floor



First Floor

Total floor area 87.2 m² (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to Tring Road, Wendover, Buckinghamshire

This delightful Grade II Listed cottage presents a rare opportunity to acquire a beautifully maintained period home offering a wealth of character features, complemented by tasteful modern improvements and generous outside space, all within convenient walking distance of the village centre.

OIEO

£400,000

- Grade II Listed Cottage
- Two well-proportioned bedrooms
- Refitted kitchen and bathroom
- Approximate 80ft rear garden

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

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