



Aylesbury Road | Wendover | Buckinghamshire | HP22 6AP

 Christopher Pallet
Professional advice since 1973

**Westgate House, 162 Aylesbury Road
Wendover
Buckinghamshire
HP22 6AP**

**Guide Price £1,395,000
Freehold**

Set behind secure electric gates and framed by a smart brick-paved driveway, this remarkable home offers over 3,500 sq ft of stylish, versatile living space.

Meticulously modernised and extended, it provides the ultimate in high-end lifestyle. Complete with a private pool, home cinema, gym, and sauna – while still feeling warm, welcoming and ideal for family life.

Beautifully landscaped gardens, thoughtfully designed interiors, and high-specification features throughout make this an outstanding home for entertaining, relaxing, working, or simply enjoying everyday moments.

- Electric gates with private access
- Open-plan kitchen/dining
- Sun room with peaceful garden views
- Landscaped, low-maintenance gardens
- Indoor heated swimming pool suite
- Sauna and shower area included
- Cinema room for immersive viewing
- Dedicated study or reading space
- Guest bedroom with nearby bathroom
- Principal suite with garden outlook





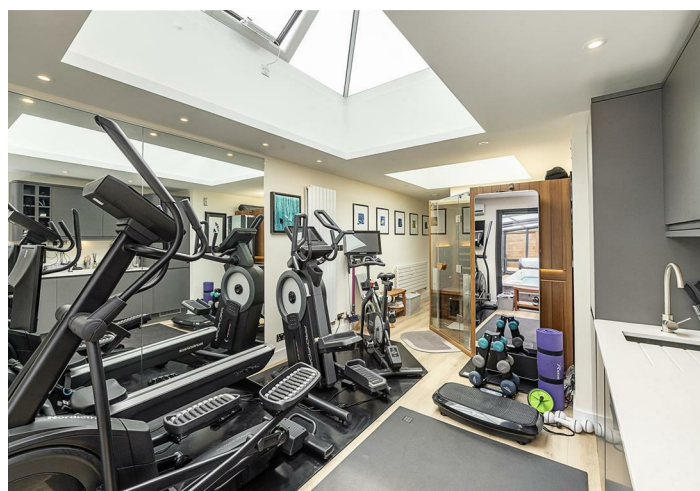


On the Ground Floor

Entering through the covered porch and into the wide hallway, the sense of space and quality is immediate. To the left, the heart of the home unfolds into a striking open-plan kitchen and dining room. This beautifully designed space is ideal for both everyday living and hosting, with ample storage, plenty of worktop space, and a natural flow into the adjoining sun room. Here, light floods in from every angle, and the views across the garden create a calm, relaxed setting – perfect for quiet mornings or catching up with friends over coffee. Sliding doors open along one side creating a seamless transition between indoor and outdoor living. From the sun room, double doors lead into the main lounge, a generous and inviting space centred around a feature fireplace, with enough room to accommodate both formal and relaxed seating areas.

Also on the ground floor is a spacious guest bedroom, ideal for visiting family or older children and there's a separate study tucked away from the busier parts of the home, offering a peaceful spot to work or read. As you move towards the rear of the property, the luxury features truly begin to reveal themselves. The dedicated cinema room offers a cinematic experience at home, and beyond this, a corridor leads to a stunning leisure area. Here, you'll find a bright and airy garden room, a stylish gym, a sauna area with shower facilities, and a show-stopping indoor pool room. With full-height ceilings and doors out to the garden, the pool suite feels more boutique spa than private home – a rare and impressive feature.

Completing the ground floor is a utility room fitted with a range of eye and base level units, there are spaces for a washing machine tumble dryer and an American fridge/freezer. The utility room has a door into the integral garage.



On the First Floor

A wide staircase rises from the hall to a bright, galleried landing. To the left is the principal bedroom, a luxurious suite that provides a serene, private retreat. Large windows offer garden views, and there is ample space for a dressing area or lounge furniture. The ensuite has been recently installed with high end fitments and includes a walk in shower as well as a free standing bath to relax and unwind in. Two further double bedrooms are generously proportioned, one enjoying dual aspect windows for an abundance of light. The family bathroom is beautifully appointed, featuring a freestanding bath, separate walk-in shower, and contemporary fittings, creating a spa-like feel that matches the overall tone of the home. The layout upstairs feels open and balanced, ideal for families of all sizes or those seeking space for guests and hobbies.

Outside

Approached via electric wooden gates, the property immediately sets a tone of elegance and privacy. The brick-paved driveway sweeps towards the house and provides parking for several vehicles, leading to a secure garage. The entire plot is enclosed by high-quality wooden fencing, offering peace of mind and a sense of seclusion. The gardens are a key feature of the home, designed with low-maintenance planting, well-considered zones, and an eye for structure and colour. Whether hosting garden parties on the covered patio, enjoying a peaceful swim in the pool, or relaxing with a book in the sun room or garden room, the outside spaces here are every bit as inviting as the interiors.



Location

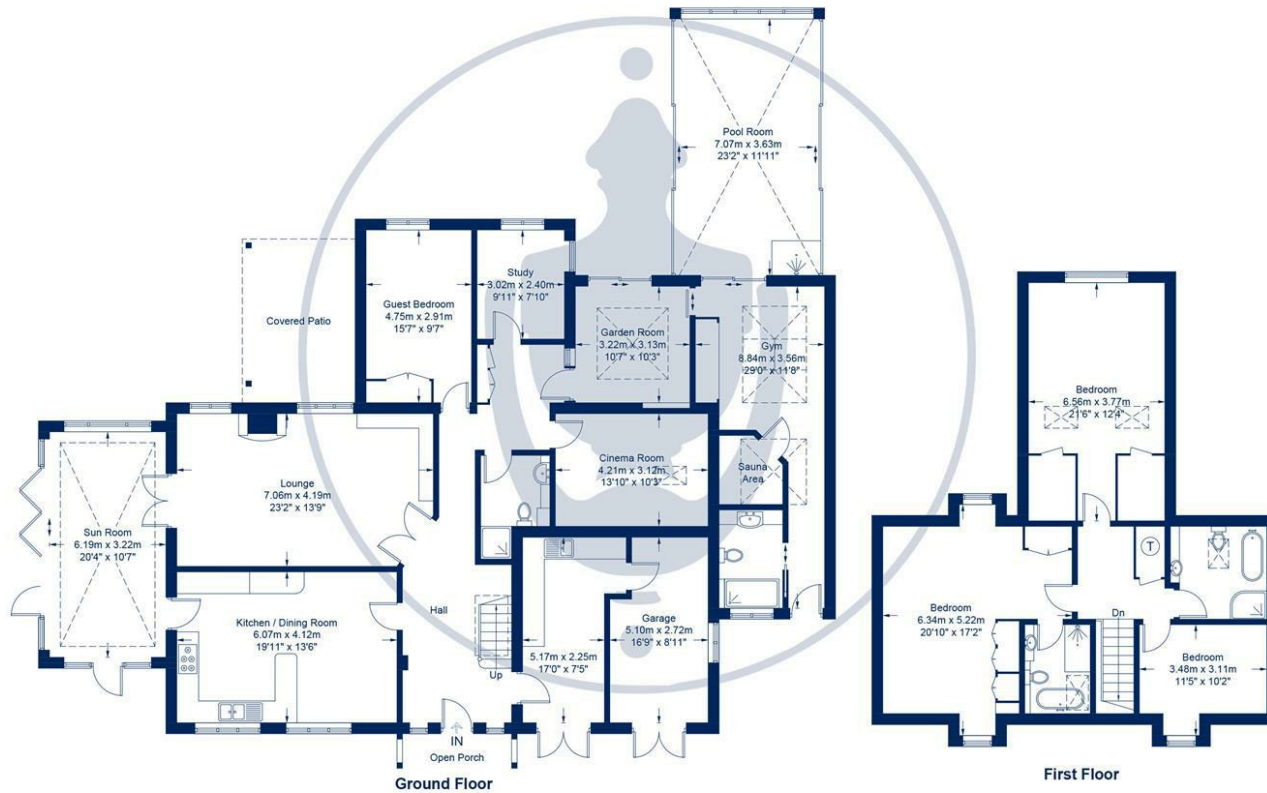
Nestled amidst the scenic Chiltern Hills in the heart of rural Buckinghamshire, Wendover unveils itself as a coveted yet discreet gem. This charming market town, cradled at the foot of the Chiltern Hills, boasts a delightful town centre characterized by its picturesque allure.

Explore the enchanting streets adorned with a diverse array of captivating shops and numerous enticing restaurants that add to the towns unique charm. Wendover offers a vibrant community life, with a bustling weekly market and educational opportunities catering to children of all ages.

For those seeking connectivity to the bustling capital, Wendover is well-connected with a mainline railway station. Commuting to London Marylebone becomes a seamless experience, with regular trains whisking you to the heart of the city in less than 50 minutes. Wendover stands as a hidden treasure, blending the tranquillity of rural living with the convenience of urban access.




Aylesbury Road
 Approx. Floor Area 3224 sq ft / 299.5 sq m
 Pool Room 300 sq ft / 27.9 sq m
 Total Approx. Floor Area 3524 sq ft / 327.4 sq m
 (Including Garage)



All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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