



Halton Lane, Wendover, Buckinghamshire, HP22 6AZ

 **Christopher Pallet**
Professional advice since 1973

Halton Lane,
Wendover,
Buckinghamshire,
HP22 6AZ

Guide Price £795,000
Freehold

An individually designed four bedroom family home presented to the market in fantastic order throughout. The property has been improved and extended to offer spacious and well thought out accommodation, to suit modern family living.

Situated in a semi-rural location bordering Weston Turville reservoir with views over open countryside, offering a perfect balance between the nearby hustle of Wendover and the heritage and beautiful vistas of Halton.

The accommodation comprises: entrance hallway, downstairs wc, study area, large 'L' shaped sitting/dining room, kitchen, utility room, four double bedrooms with ensuite to master and family bathroom.

Wendover is a sought after Chiltern foot village with a picturesque village centre. There is a variety of interesting shops, many restaurants, a weekly market and schooling for children of all ages. There is a main line railway station with regular trains to London Marylebone taking less than 50 minutes.





On The Ground Floor

A spacious entrance hall with built in storage welcomes you as you enter through the front door with stair case to first floor level, doors to the study area, kitchen, sitting/dining room and downstairs wc. The L' shaped sitting/dining room has windows to three aspects and French doors to the rear garden. The kitchen has a unique free standing, cast-iron farmhouse sink, a range of solid pine fitted units including a large island and Corian work surfaces. Glazed doors lead through to the utility room.

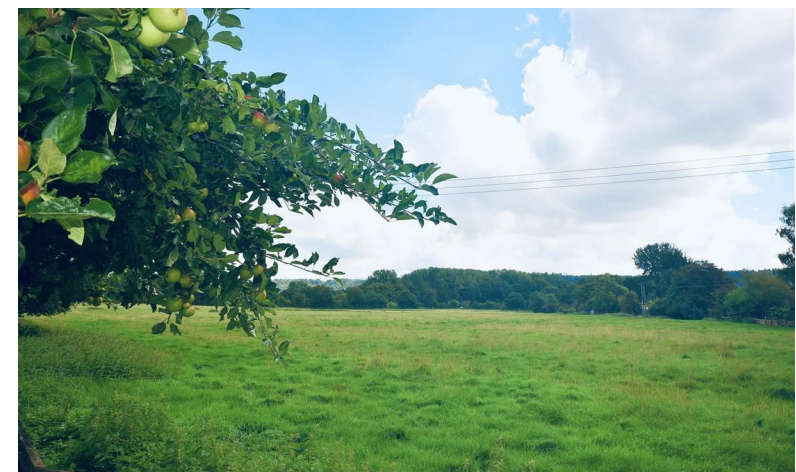
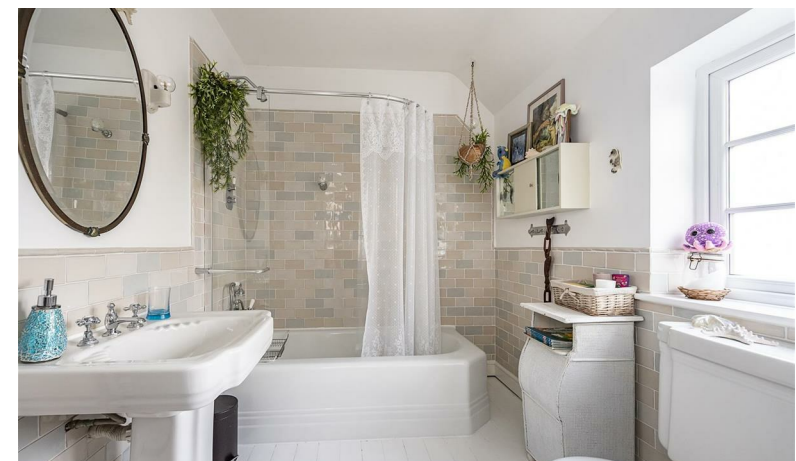
On The First Floor

A spacious landing has doors leading to all first floor rooms. The master bedroom with walk-in-wardrobe

benefits from an en-suite shower room and a Juliet balcony over looking the open land to the rear with a stunning view of the canal and Wendover Woods. There are three further bedrooms on this floor along with a superbly designed family bathroom.

Outside

To the front double wooden gates lead to the large paved driveway and off road parking for several vehicles. There are areas laid to lawn and gated side access. To the rear the garden is mainly laid to lawn with planted borders, patio and wraparound path. The rear and side gardens back on to open farmland. There are multiple wooden outbuildings including a large, self contained, air-conditioned cabin/salon with power, lighting and water as well as its own wc.



Directions

From the clock tower head along Aylesbury Road and at the roundabout turn right into Halton Lane and the property can be found on the right hand side, just before Halton Village. Council Tax - Band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

Viewing and Contact Details

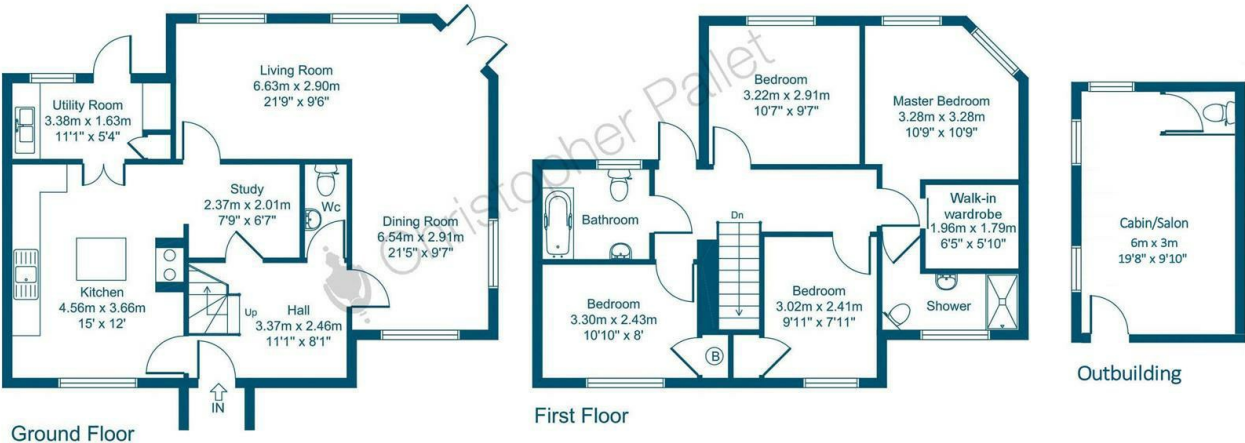


Christopher Pallet

8 High Street
Wendover
Bucks
HP22 6EA

wendover@christopherpallet.com
www.christopherpallet.com

Halton Lane, Wendover, HP22 6AZ
Total approx. floor area 1589 sq.ft / 148 sq.m



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



Christopher Pallet
Professional advice since 1973