

MORGANS ORCHARD

ST LEONARDS - BUCKINGHAMSHIRE







MORGANS ORCHARD JENKINS LANE ST LEONARDS BUCKINGHAMSHIRE

Wendover c3 miles | Tring c5 miles | Chesham c5 miles
Berkhamsted c6 miles

**A well proportioned family home set
in a generous private garden in this
glorious setting high in the Chilterns**

Reception Hall | Cloak/Shower Room
Dining Room | Sitting Room | Study Area
Family Room | Kitchen/Breakfast Room
Office | Utility Room

Four Bedrooms | Family Bathroom

Generous Mature Gardens | Southerly Outlook

In All About 0.34 Acre



6 Burkes Court, Beaconsfield, HP9 1NZ
T 01494 674321 E prime@timruss.co.uk

4 Chiltern Court, Wendover, HP22 6EP
T 01296 621177 E wendover@timruss.co.uk

timruss.co.uk



LOCATION

Morgans Orchard occupies an enviable position adjacent to the playing fields in this much admired hilltop village and only a short walk from the popular White Lion public house. This much sought after area of the Chilterns is perfectly located with easy access to main arterial routes and a choice of stations with services into either Euston, Marylebone or Baker Street. The neighbouring market towns and villages offer an excellent variety of shops and recreational facilities, plus schooling for all ages including the Grammar schools.

THE PROPERTY

Originally a 1950's bungalow this property has been extended and reconfigured by the current owners who have been there for forty years. The ground floor offers exceptionally versatile family living space particularly if a ground floor bedroom is required.

The front door opens into a large reception hall with a cloak/shower room and a utility room. The 'L' sitting room lies at the rear with a useful study area and doors out to the garden. There is a comfortable family room, separate dining room and a study/studio. The kitchen/breakfast room is well equipped with a comprehensive range of units, a pretty fireplace in the dining area and there are sliding doors out to the garden.

On the first floor there are four bedrooms with the main bedroom being at the rear enjoying views to the rear and a family bathroom.

OUTSIDE

The property is approached via a large gravel driveway providing ample parking and turning for numerous vehicles, plus room for garaging (subject to planning).

The generous rear garden is south facing with a large paved terrace across the rear and wide expanse of lawn. There is a large timber garden shed and store.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX BAND F

EPC RATING D

POSTCODE

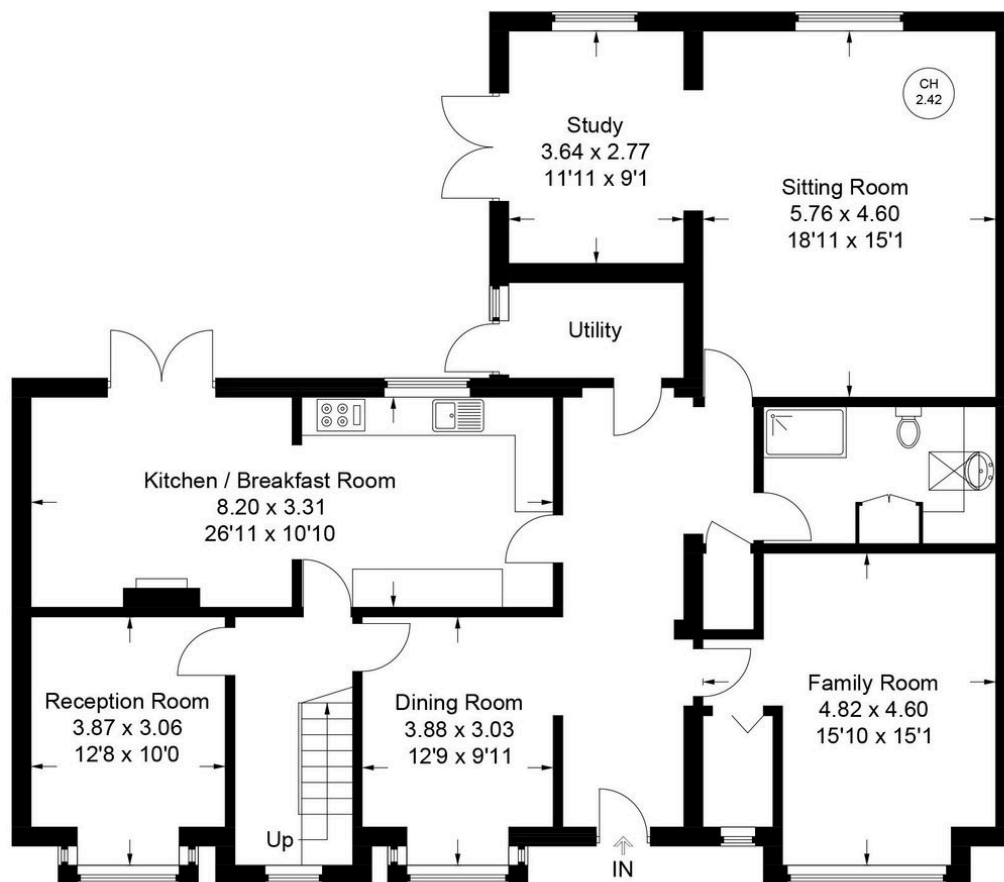
HP23 6NW

VIEWING

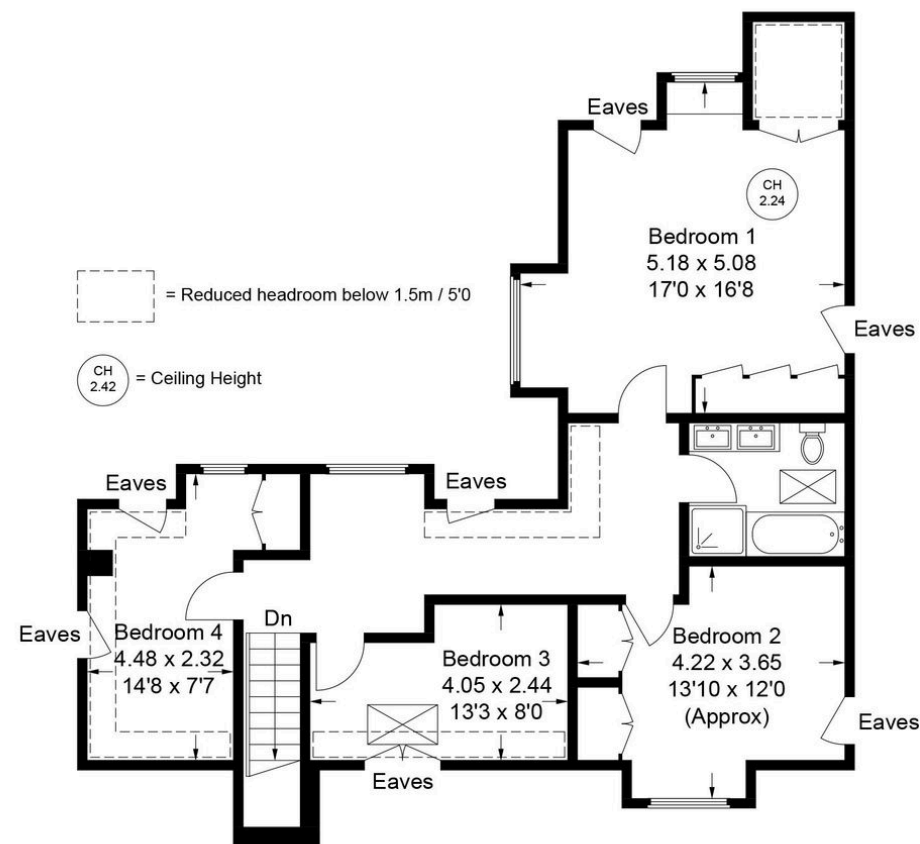
Strictly by appointment through the agents







Ground Floor



First Floor

Morgans Orchard, Jenkins Lane, HP23 6NW

Approximate Gross Internal Area
Ground Floor = 151.6 sq m / 1632 sq ft
First Floor = 81.8 sq m / 880 sq ft
Total = 233.4 sq m / 2512 sq ft

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