



Moor Park, Wendover

Offers in Region of £595,000

 **TIM RUSS**
& Company



- Exceptional Three Bedroom Semi-Detached Home with Impressive Family Accommodation
- Impressive South-Westerly Facing Rear Garden Extending to Approximately 90ft
- Elegant Sitting Room with Feature Fireplace & Bespoke Fitted Cabinetry
- Versatile Garden Outbuilding with Power & Internet Connectivity
- Highly Desirable Residential Setting with Access to Local Amenities & Commuter Connections from Wendover Station to London Marylebone
- Private Driveway Parking for Two Vehicles
- Convenient Ground Floor Bathroom & En-Suite to Master Bedroom
- Separate Utility Room Offering Excellent Practicality & Additional Storage
- Spacious Kitchen/Breakfast Room Ideal for Family Living

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



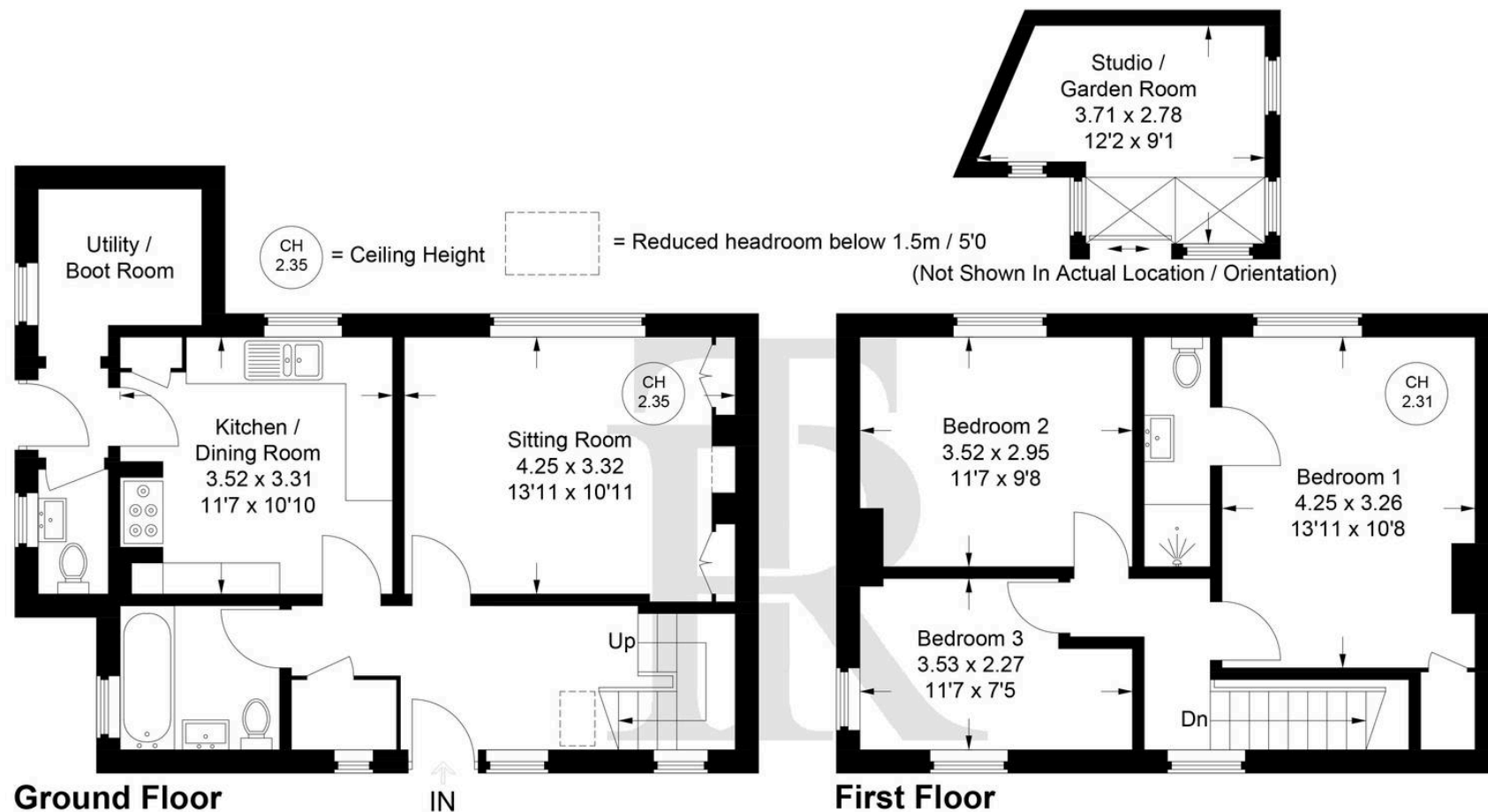
Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway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

Nestled within a highly desirable residential setting, this exceptional three-bedroom semi-detached home offers impressive family accommodation, thoughtfully designed to blend elegance and practicality. The welcoming entrance hall leads to a beautifully appointed sitting room, featuring a striking fireplace and bespoke fitted cabinetry, creating a refined yet comfortable retreat. The kitchen and breakfast room provide a practical and well-appointed space for everyday living, complemented by a separate utility room offering additional storage and convenience, with the added benefit of a separate ground floor WC accessed directly opposite the utility room. The ground floor bathroom further enhances the practicality of the accommodation, while the principal bedroom enjoys the luxury of a private en-suite. Two further bedrooms offer flexible space for family or guests. The property benefits from private driveway parking for two vehicles, ensuring ease of access at all times. With direct commuter connections from Wendover Station to London Marylebone, and excellent access to local amenities, this home is ideally positioned for both relaxation and daily life. The outstanding south-westerly facing rear garden extends to approximately 90ft, providing an idyllic setting for outdoor living and entertaining. Multiple patio and seating areas are thoughtfully arranged throughout the established, beautifully landscaped grounds, inviting alfresco dining and social gatherings in a tranquil environment. Mature planting and carefully curated borders create year-round interest and privacy, while the exceptional rear outlook stretches across open woodland and fields, offering a rare sense of seclusion and natural beauty. A versatile garden outbuilding, equipped with power, internet connectivity and underfloor heating, presents an excellent additional space for a home office, studio, gym or hobbies, providing year-round comfort and flexibility. Whether enjoying a quiet morning coffee surrounded by mature foliage or hosting lively summer gatherings, this remarkable garden offers a wonderful extension of the living space. The harmonious blend of indoor and outdoor spaces ensures that this property stands out as a truly appealing home within a sought-after location.

Council Tax band: D

Tenure: Freehold





Moor Park, HP22 6

Approximate Gross Internal Area

Ground Floor = 49.6 sq m / 534 sq ft

First Floor = 41.9 sq m / 451 sq ft

Studio / Garden Room = 8.2 sq m / 88 sq ft

Total = 99.7 sq m / 1073 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

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

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For more information please visit our website.



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