



The Leys, Halton Village
£750,000

This impressive four bedroom semi-detached Rothschild barn conversion offers a rare opportunity to acquire a beautifully presented home that blends traditional character with modern family living, set in the highly desirable Halton village surrounded by the picturesque Chiltern countryside. Full of period charm, the property showcases original features including exposed beams, striking character details and a wonderful double-height entrance hall featuring a bespoke oak staircase, creating an impressive first impression. These traditional features are complemented by stylish contemporary finishes throughout. The spacious living room provides a comfortable and inviting space for relaxing, enhanced by excellent natural light and a distinctive sense of warmth. A separate dining room offers the perfect setting for family meals and entertaining, while the well-appointed kitchen combines style and practicality, featuring quality fittings and ample preparation space. The adjacent utility room adds convenience for busy family life. The principal bedroom benefits from a private en-suite shower room, offering a peaceful retreat, while three further bedrooms are served by a well-appointed family bathroom. A ground floor cloakroom/WC adds to the practical layout. The blend of traditional barn character and thoughtful modern touches creates an inviting and versatile living environment.

Outside, the property enjoys a vast private and well-maintained rear garden, providing exceptional outdoor space. Generous lawns, established planting and mature greenery create a peaceful setting for outdoor dining, entertaining, gardening and family recreation. The garden also features a charming summerhouse, ideal as a retreat, hobby room or home office, alongside a greenhouse offering an excellent opportunity for keen gardeners to grow plants, flowers and produce throughout the seasons. The garden's impressive scale offers scope for creating different seating areas or enjoying the tranquillity of this wonderful outdoor space. Convenient rear access to the double garage provides practicality for vehicles, equipment and storage, complemented by generous off-street parking for multiple vehicles and visiting guests.





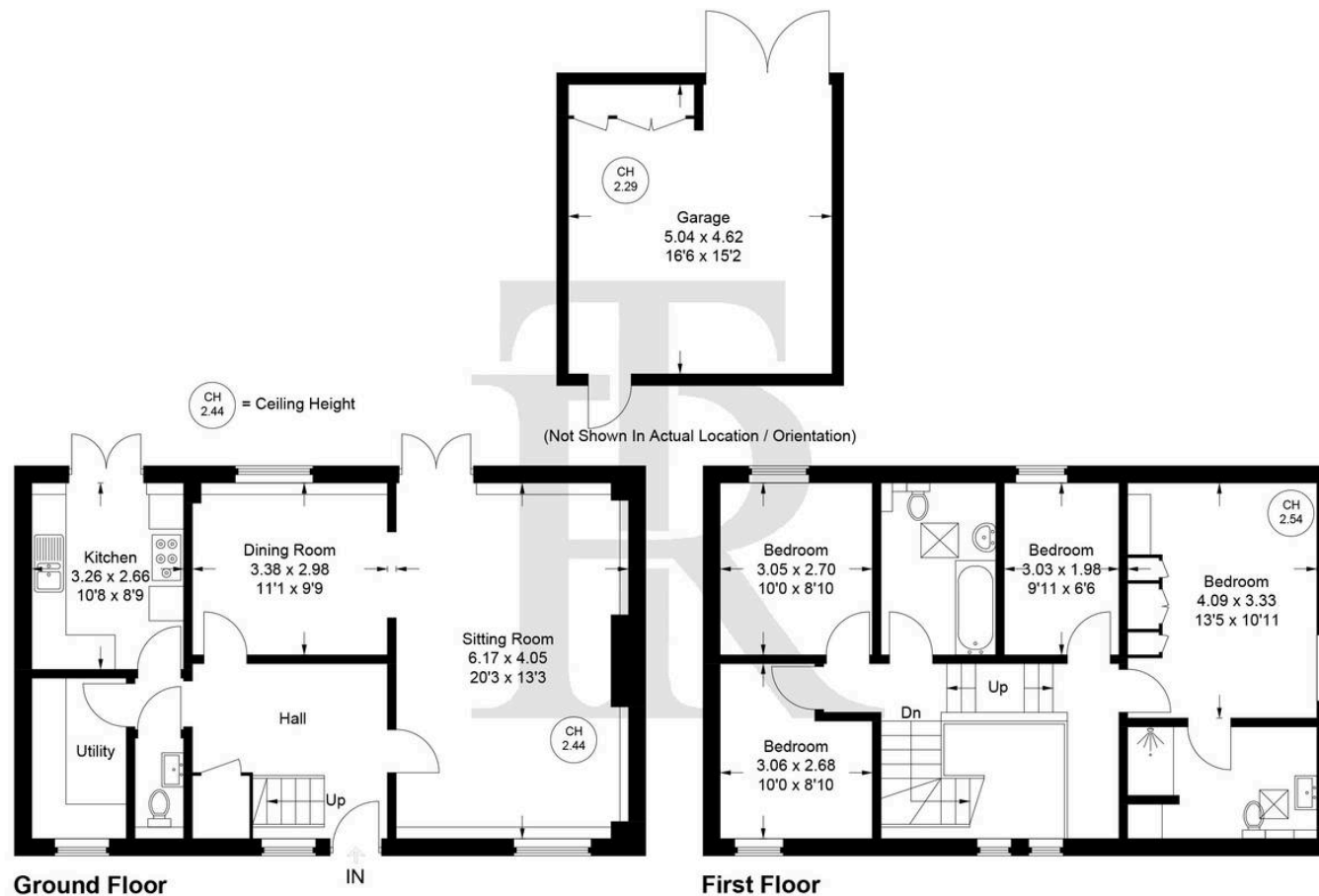
- Impressive & Versatile Four Bedroom Rothschild Barn Conversion Full of Character & Period Charm
- Beautifully Presented Throughout with Exposed Beams & a Wealth of Character Features
- Well-Appointed Kitchen & Separate Utility Room Providing Excellent Practicality
- Large Private Rear Garden Providing Excellent Outdoor Space for Relaxing & Entertaining
- Double Garage & Generous Off-Street Parking Providing Excellent Convenience
- Highly Desirable Halton Village Setting Surrounded by Beautiful Chiltern Countryside
- Principal Bedroom with Private En-Suite Shower Room
- Separate Dining Room Ideal for Family Meals & Entertaining
- Spacious Living Room Providing a Comfortable & Characterful Space for Relaxing
- Convenient Ground Floor Cloakroom/WC

Situated in the heart of Halton Village, the property is about 2 1/2 miles from Wendover village centre. Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east 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, 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. There are many opportunities for recreation close to the village including the renowned Halton Tennis Centre and Gym, Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

EPC:

Council Tax: G





The Leys, HP22 5

Approximate Gross Internal Area

Ground Floor = 65.0 sq m / 700 sq ft

First Floor = 64.5 sq m / 694 sq ft

Garage = 23.2 sq m / 250 sq ft

Total = 152.7 sq m / 1644 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

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