

Whittingham Avenue, Wendover

£225,000

TIM RUSS & Company

- Attractive One-Bedroom Coach House
- Spacious Open-Plan Living Accommodation
- Well-Proportioned Double Bedroom
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Private Entrance
- Ideal First-Time Purchase or Investment Opportunity
- Private Parking & Additional Visitor Spaces
- Conveniently Positioned for Wendover Village Amenities
- Excellent Transport Links, Including Wendover Train Station

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EPC Rating: C
Council Tax: B
Ground Rent: £250 per annum
Service Charge: £892 per annum

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. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.









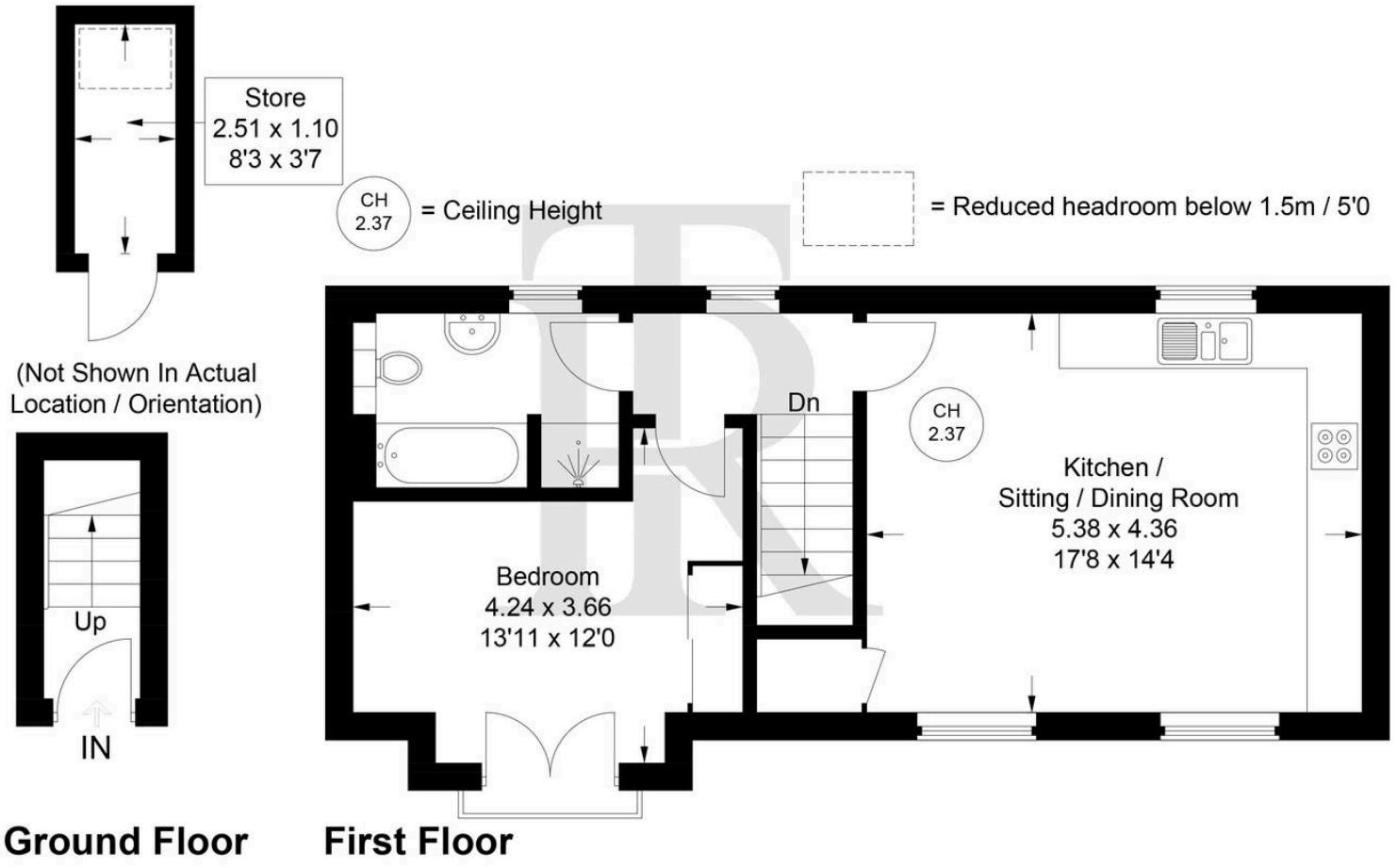




This attractive one-bedroom coach house offers spacious open-plan living accommodation, thoughtfully designed to maximise comfort and style. The property benefits from a well-proportioned double bedroom, a modern fitted kitchen and a contemporary bathroom suite. A private entrance provides a sense of exclusivity, while loft space and an additional external storage cupboard offer practical storage solutions. Ideal as a first-time purchase or an investment opportunity, the property is conveniently positioned for easy access to Wendover village amenities and excellent transport links, including Wendover train station, providing services to London Marylebone.

The property also enjoys an enviable position close to the beautiful surrounding countryside, with the stunning Wendover Woods and Chiltern Hills nearby, offering an abundance of opportunities for walking, cycling and enjoying the great outdoors. Whether exploring the woodland trails, taking in the picturesque countryside or enjoying the many village amenities, this location offers an appealing balance of village convenience and outdoor lifestyle.

Outside, the property enjoys a peaceful setting within a well-maintained residential development. Residents benefit from landscaped communal areas, perfect for relaxing outdoors or socialising with neighbours. The private parking space is conveniently located close to the entrance under a car port, ensuring easy access at all times, with additional visitor parking available to the rear. Combining attractive accommodation, practical storage and private parking with a desirable village setting, this coach house presents an excellent opportunity to enjoy modern living in the heart of the Chilterns.



Whittingham Avenue, HP22 5

Approximate Gross Internal Area
Ground Floor = 2.9 sq m / 31 sq ft
First Floor = 49.4 sq m / 532 sq ft
Store = 2.7 sq m / 29 sq ft
Total = 55.0 sq m / 592 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.

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

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