

THE GABLES

WENDOVER - BUCKINGHAMSHIRE



TIM RUSS
prime





THE GABLES GABLES CLOSE WENDOVER BUCKINGHAMSHIRE

Aylesbury c5 miles | Tring c 5miles | Berkhamsted c11 miles | Amersham c 10 miles | High Wycombe c12 miles

A truly versatile detached family home tucked away in a quiet location just a few minutes from the village centre

Reception Hall | Cloak/Shower Room
Sitting Room | Dining Room | Study
Kitchen/Breakfast Room | Utility Room
Two Ground Floor Bedrooms | Bathroom

Master Bedroom with adjoining
Sitting Room and En Suite Bathroom
Two further Bedrooms | Family Bathroom

Double Garage | Gardens

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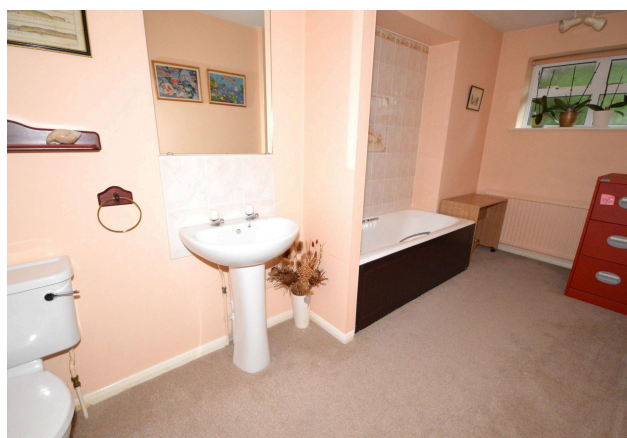


LOCATION

A five minute walk to the station (50 minutes to Marylebone), close to the village centre with its eclectic mix of shops, pubs and restaurants, makes this such an idyllic location. Wendover also offers a Library, Dentist, Health Centre, Chemist and supermarket. For the energetic Dobbins Lane also boasts a Bowls club and Tennis and Squash club. Nearby there are extensive rural walks, bridle and cycle paths up Coombe Hill or Wendover Woods and along the disused arm of the Grand Union Canal. Within Wendover there are highly regarded primary and secondary schools, together with the grammar schools in Aylesbury.

THE PROPERTY

This is a particularly generous and appealing property offering tremendous versatility, with the potential to create a self-contained annexe within the main body of the accommodation. It is also exceptionally well located in a private cul de sac, a comfortable level walk of all of the village's amenities.



The front door opens into the large reception hall with a cloak/shower room and stairs to the first floor. There is a generous double aspect Sitting room and a separate dining room, opening onto a south-west facing, sheltered loggia. The kitchen/breakfast room is comprehensively fitted in a light oak with adjoining separate utility room. There are two double bedrooms and a bathroom on the ground floor; this section could form the basis of a self-contained annexe and also a study.

On the first floor there is an indulgent main bedroom suite with a sitting room, large bedroom with walk in wardrobes and an ensuite bathroom. There are two further double bedrooms and a family bathroom. (Bedroom two has a door into a large loft space over the garage).

OUTSIDE

There is a double driveway providing ample parking in front of the double garage.

The gardens wrap around the property with the main area being to the right of the house and south facing. Here there is a spacious patio immediately abutting the property which leads on to a good area of lawn with well stocked flower and herbaceous borders. A pathway leads to the rear and left hand side of the property, again laid to lawn with herbaceous borders and an insulated summerhouse/home office.

SERVICES

All mains services

EPC RATING C

COUNCIL TAX F

POSTCODE

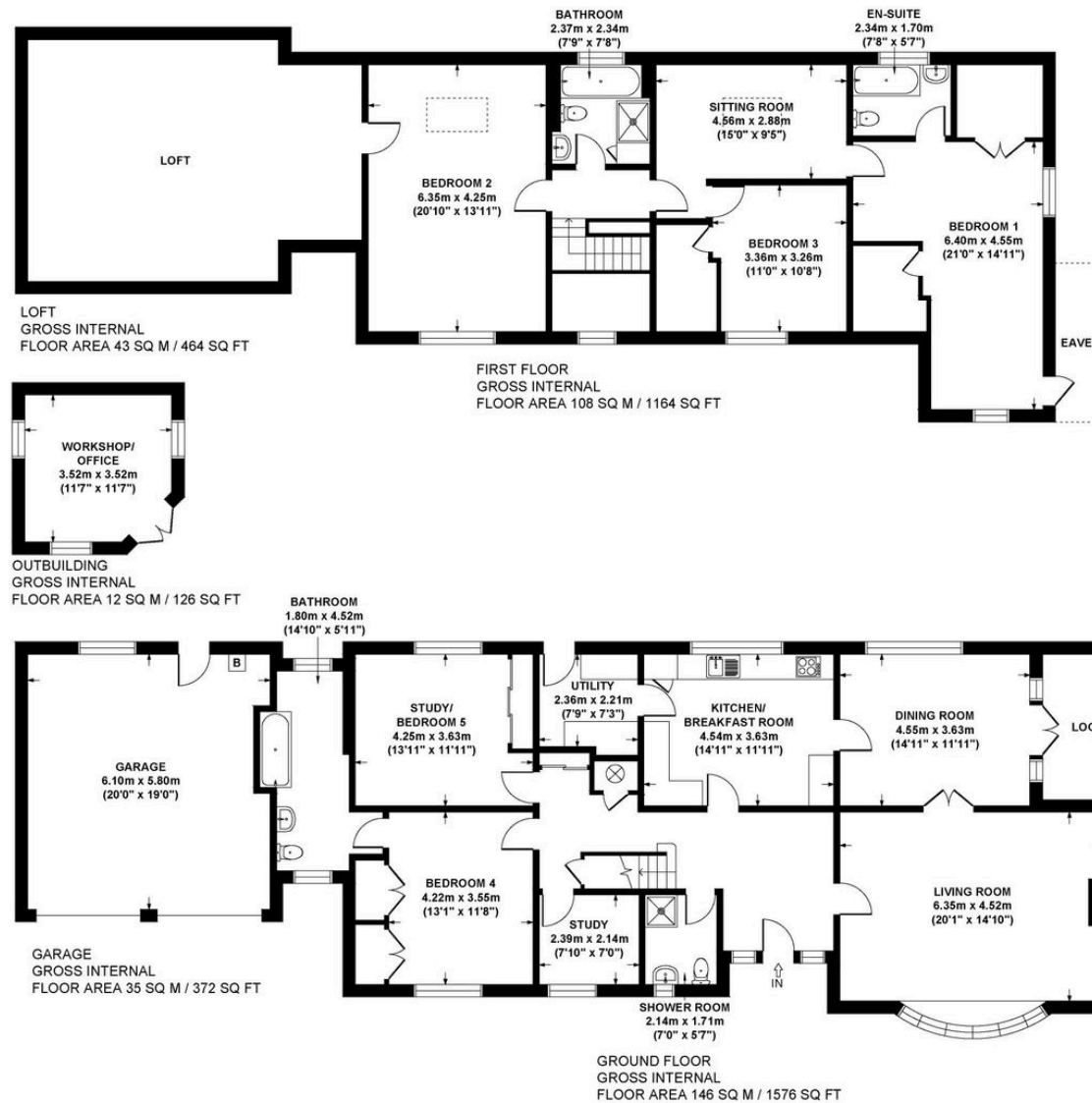
HP22 6NH

LOCAL AUTHORITY

Aylesbury Vale District Council







GABLES CLOSE, WENDOVER, HP22 6NH
APPROX. GROSS INTERNAL FLOOR AREA 301 SQ M / 3238 SQ FT
(INCLUDING GARAGE & OUTBUILDING)
(EXCLUDING LOFT & LOGGIA)

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