

# BODDINGTON EAST

HALE LANE, WENDOVER, HP22 6NQ

Guide Price: £1,825,000



A SUBSTANTIAL AND ELEGANT EDWARDIAN FAMILY HOME WITH 4,300 SQ FT OF LATERAL ACCOMMODATION, OCCUPYING A THREE ACRE PLOT WITH STUNNING VIEWS OVER HALE VALLEY AND THE CHILTERN HILLS.

FINE & COUNTRY



Due to its elevated position, the property benefits from excellent natural light as well as possessing a number of fine period features including a grand entrance hallway and high ceilings.

FINE & COUNTRY



On the ground floor there are three spacious reception rooms, a well appointed kitchen breakfast room with a separate pantry, a utility room and a study which is also used as a bedroom when needed. There is a cellar arranged as a store room and a games room. All rooms bar one, enjoy views over the rear gardens and beyond. The first floor landing is incredibly bright, flooded with natural light and there are two unusually large storage rooms; one arranged as a mini gym. There is access to the loft from here via an electronically operated door and pull down loft ladder. The vast principal bedroom overlooks the rear garden and spectacular views beyond and there is an en suite bath/shower room. There are three further double bedrooms, a Jack and Jill shower room servicing two of the bedrooms and a family bathroom. Outside, a raised terrace leads to formal south facing gardens with an orchard which in turn leads to an adjoining field, half of which incorporates the award winning Hale valley Vineyard. Finally, there is a double garage and parking for several cars.

**AT A GLANCE**  
SPECTACULAR VIEWS  
ESTABLISHED VINEYARD  
FOUR/FIVE BEDROOMS  
THREE BATHROOMS  
FOUR RECEPTION ROOMS



ACCOMMODATION

- SITTING ROOM
- FAMILY ROOM
- SNUG
- STUDY/BEDROOM 5
- BASEMENT
- PRINCIPAL BEDROOM
- EN SUITE BATH/SHOWER ROOM
- BEDROOM 2
- JACK & JILL SHOWER ROOM
- BEDROOM 3
- BEDROOM 4
- FAMILY BATHROOM
- MINI GYM
- DOUBLE GARAGE



GUIDE PRICE  
£1,825,000





















## ADDITIONAL INFORMATION

Mains water, & electricity  
Private sewage

Heating: Oil fired central heating to radiators

Postcode: HP22 6NQ

Council Tax Band: G

Local Authority: Buckinghamshire Council

Energy rating: Current D Potential C

Further details available on request

## WENDOVER

A flourishing provincial and attractive town with a main line station close to the village centre. There are middle and secondary schools, a library, health centre, public houses, restaurants and shops. Whilst there has been some development in recent years, Wendover retains many attractive features such as the Victorian Clock Tower, The Coaching Inn and a 14th Century Church. The town stands on the edge of the Chiltern Escarpment and Coombe Hill where the Boer War Memorial rises high above it. The whole area is renowned for its natural beauty and unspoilt rural life.

**FINE & COUNTRY**

Fine & Country • Vale and Chilterns  
14 High Street • Wendover  
Buckinghamshire • HP22 6EA

01296 625919

wendover@fineandcountry.com