



Witchell, Wendover  
£800,000

 **TIM RUSS**  
& Company





## Witchell

Wendover, Aylesbury

- Attractive Four Bedroom Detached Family Home Set Within A Quiet Wendover Cul-De-Sac
- Versatile Ground Floor Layout With Spacious Dual Aspect Living Areas
- Open-Plan Modern Kitchen Fitted With Integrated Appliances
- Off Street Parking
- Enclosed Rear Garden
- Excellent School Catchment Area
- Close To Wendover High Street & Local Amenities
- Close To Wendover Train Station (0.3 Miles)
- Close To Open Countryside Walks & Nearby Parks





# Witchell

Wendover, Aylesbury

**Welcome to this beautifully presented 4-bedroom detached family home, tucked away in a peaceful cul-de-sac in the heart of Wendover.**

This versatile home has been thoughtfully designed for modern family living, offering a layout that adapts perfectly to your needs. On the ground floor, you'll find a separate sitting room, ideal for cosy evenings or entertaining guests, alongside a spacious family room that provides a relaxed space for day-to-day living. The hub of the home is the contemporary open-plan kitchen, diner, and study area, fitted with integrated appliances and offering plenty of room for cooking, dining, working from home, or socialising with family and friends.

Location is key, and this home truly delivers. It falls within an excellent school catchment area, making it ideal for families. Wendover High Street, with its range of shops, cafés, and amenities, is just a short stroll away, while Wendover Train Station is only 0.3 miles from the property, offering fast and convenient links into London. For lovers of the outdoors, scenic countryside walks and nearby parks are right on the doorstep — perfect for weekend adventures, morning runs, or peaceful evening strolls.

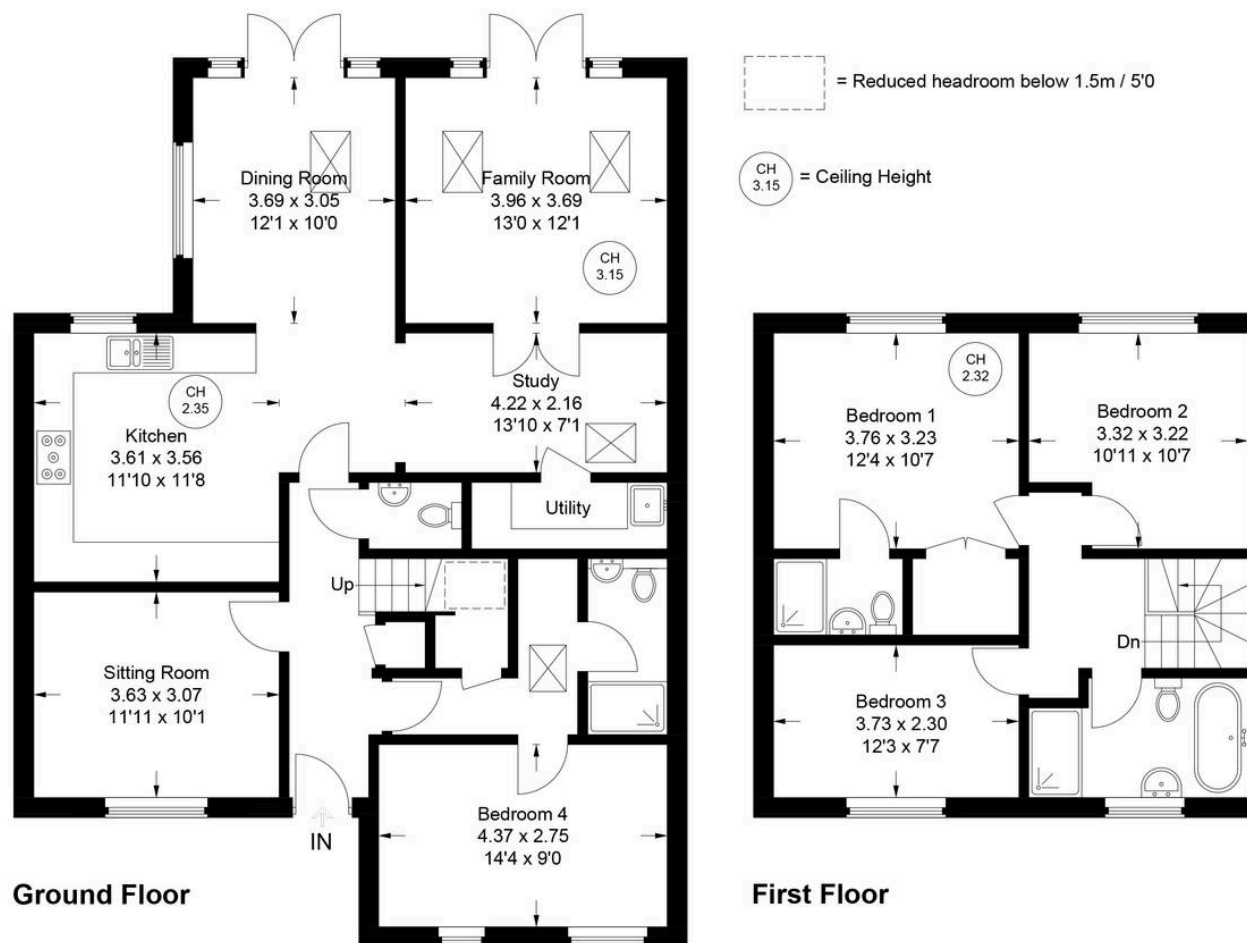
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C







## Witcheil, HP22 6EG

Approximate Gross Internal Area  
 Ground Floor = 103.4 sq m / 1113 sq ft  
 First Floor = 50 sq m / 538 sq ft  
 Total = 153.4 sq m / 1651 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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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