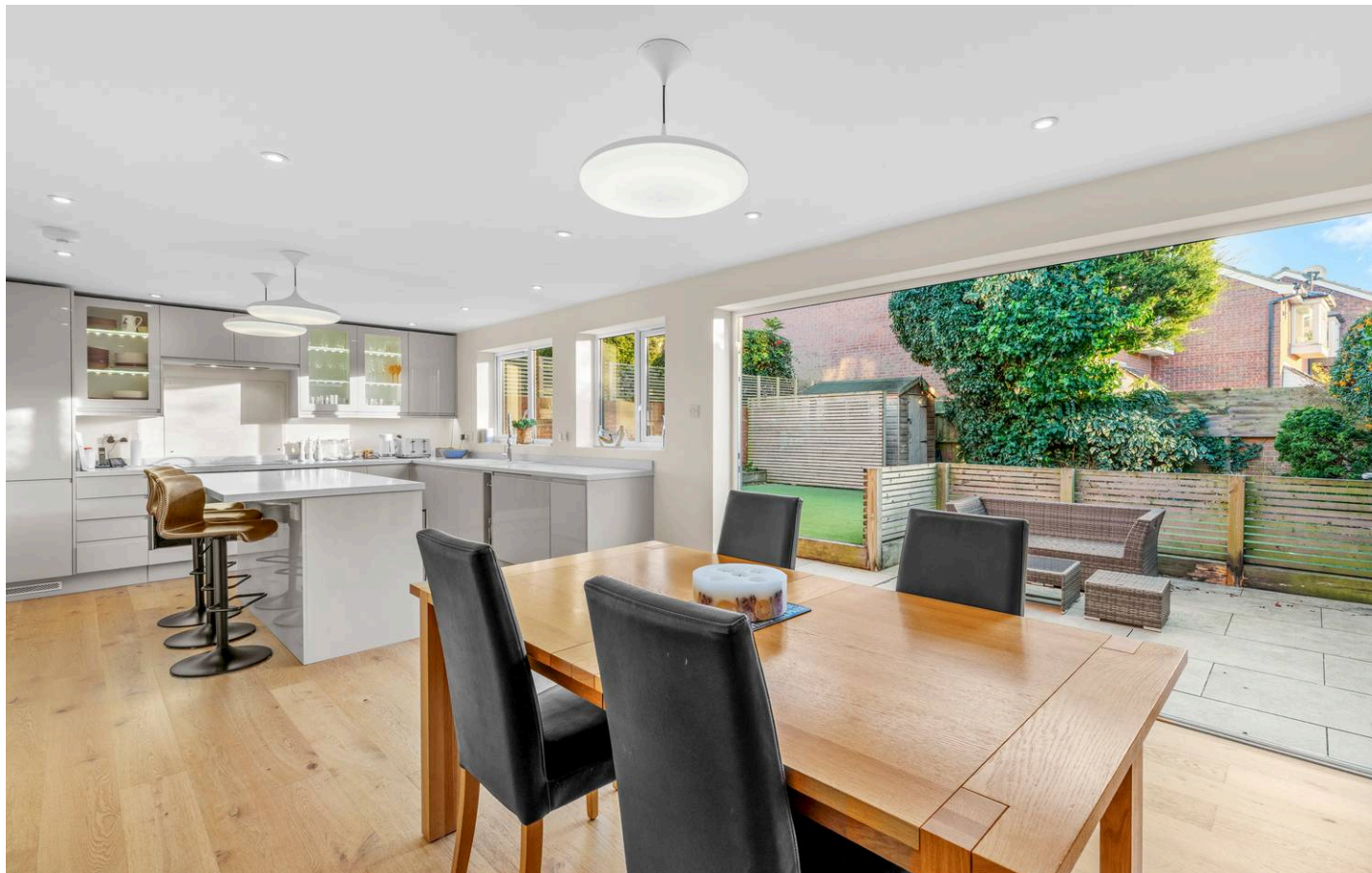




Wendover Heights, Old Tring Road, Wendover  
£699,000

 **TIM RUSS**  
& Company





- Bright, modern open plan kitchen and dining areas with excellent natural light and room for entertaining.
- Located within catchment for respected local schools, making it ideal for families.
- Excellent transport links, including Wendover Station with direct services to London Marylebone.
- Access to beautiful countryside, with Wendover Woods and the Chiltern Hills on your doorstep.
- Driveway/off street parking facilities offering convenience for multi-car households.
- Close to Wendover village centre with its selection of cafés, boutiques, pubs and everyday amenities.
- Beautiful extended four-bedroom detached family home in the highly sought-after Wendover Heights area.
- Private landscaped rear garden providing a peaceful outdoor space, perfect for relaxing or hosting.

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 beautifully extended four-bedroom detached family home is set in the highly sought-after Wendover Heights area and has been significantly improved by the current owners, offering an excellent blend of modern living and everyday convenience. The bright, contemporary open-plan kitchen and dining area is filled with natural light and features bi-fold doors opening onto the garden — perfect for entertaining. A separate lounge provides a relaxing retreat, while a practical utility room and downstairs W/C enhance day-to-day functionality.

Upstairs, there are four well-proportioned bedrooms, including a superb principal bedroom with en-suite, alongside a stylish family bathroom. The additional bedrooms offer flexibility for children, guests or home working. The property falls within the catchment for well-regarded local schools and benefits from excellent transport links, including Wendover Station with direct services to London Marylebone. The village centre is also within easy reach, offering cafés, boutiques, pubs and everyday amenities. A garage and driveway with EV charging provide convenient off-street parking.

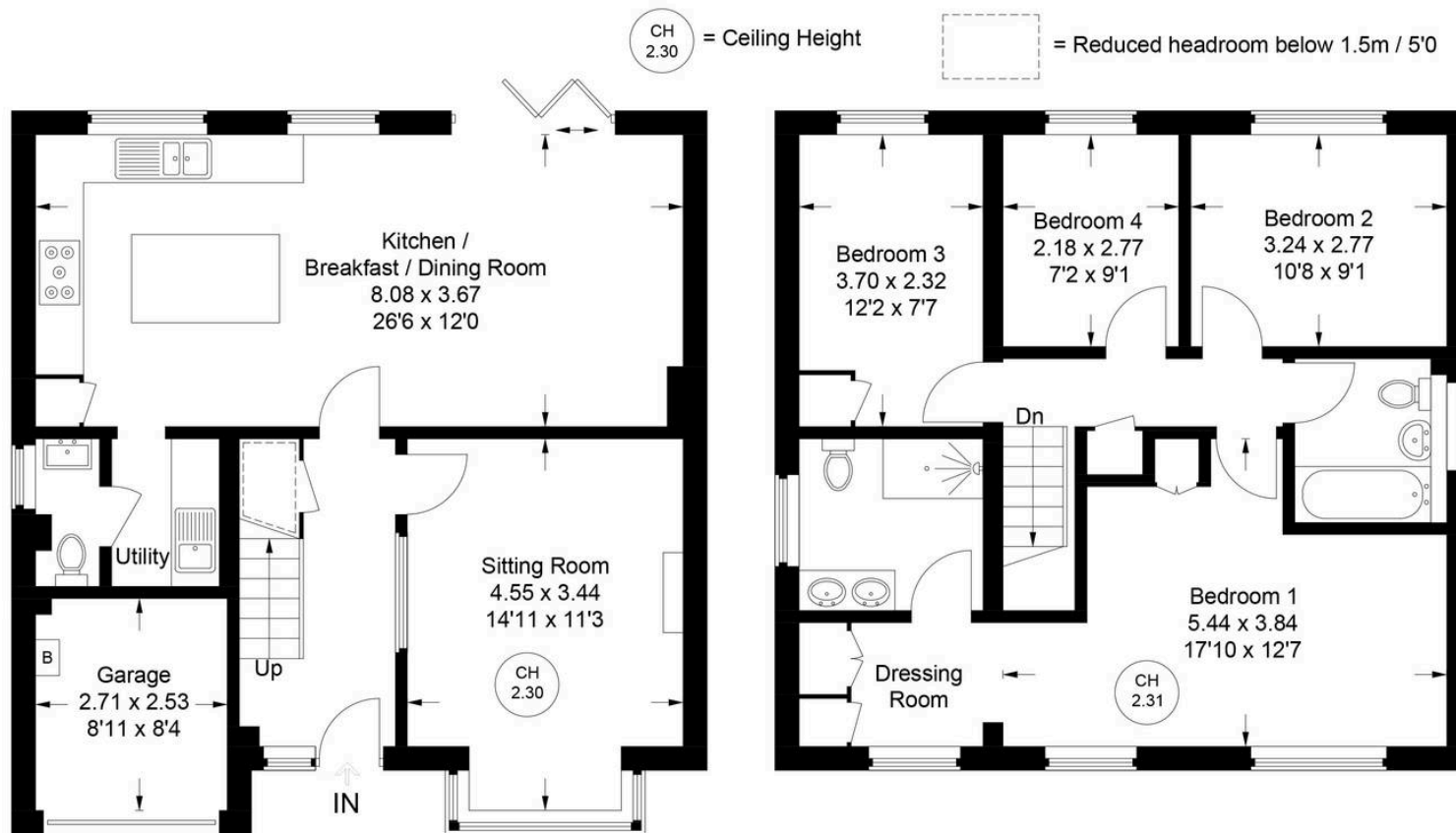
The private, landscaped rear garden offers a peaceful and low-maintenance outdoor space, featuring artificial turf, mature planting and well-designed patio areas ideal for relaxing or entertaining. With the Chiltern Hills and Wendover Woods close by, there are fantastic opportunities for walking, cycling and enjoying the outdoors, making this a superb home in a highly desirable location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





**Ground Floor**

**First Floor**

## Wendover Heights, Old Tring Road, HP22

Approximate Gross Internal Area  
 Ground Floor = 58.8 sq m / 633 sq ft  
 First Floor = 62.0 sq m / 667 sq ft  
 Garage = 6.4 sq m / 69 sq ft  
 Total = 127.2 sq m / 1369 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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By law we must verify every seller and buyer for anti-money laundering purposes.  
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
 For more information please visit our website.



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