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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Halton Village

## PRICE GUIDE

£800,000

A stunning former Rothschild coach house which has been fabulously restored and enhanced over the years to become a stunning home in a wonderful semi rural location yet only minutes drive from Wendover or Tring stations. With an abundance of character features throughout the property also boasts a double garage to the rear.

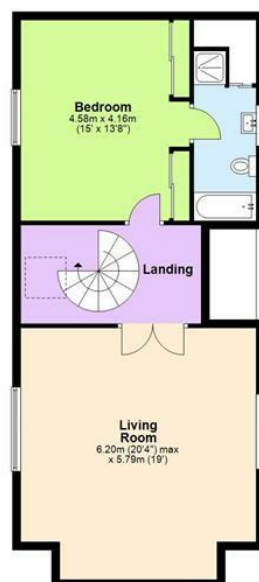


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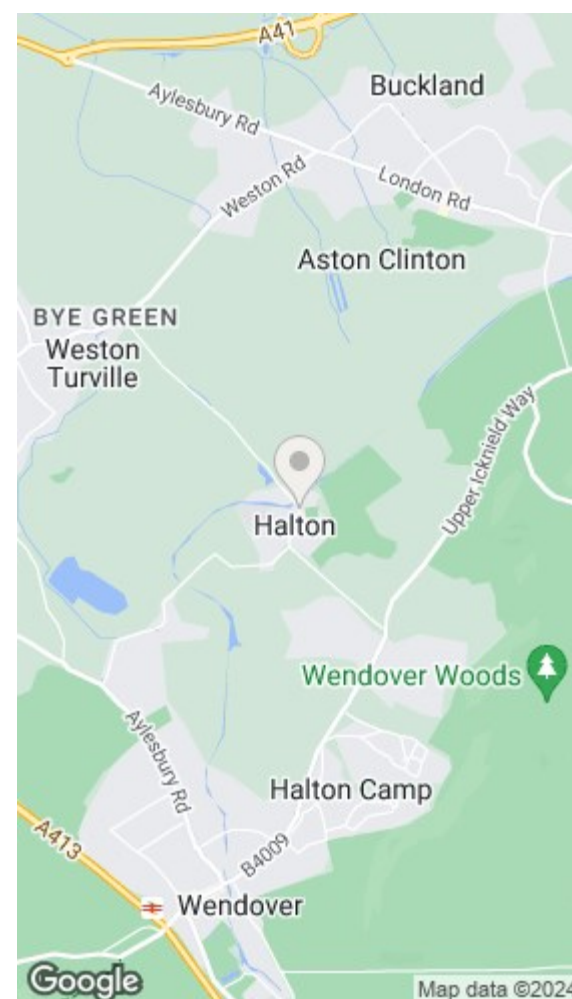
Ground Floor



First Floor

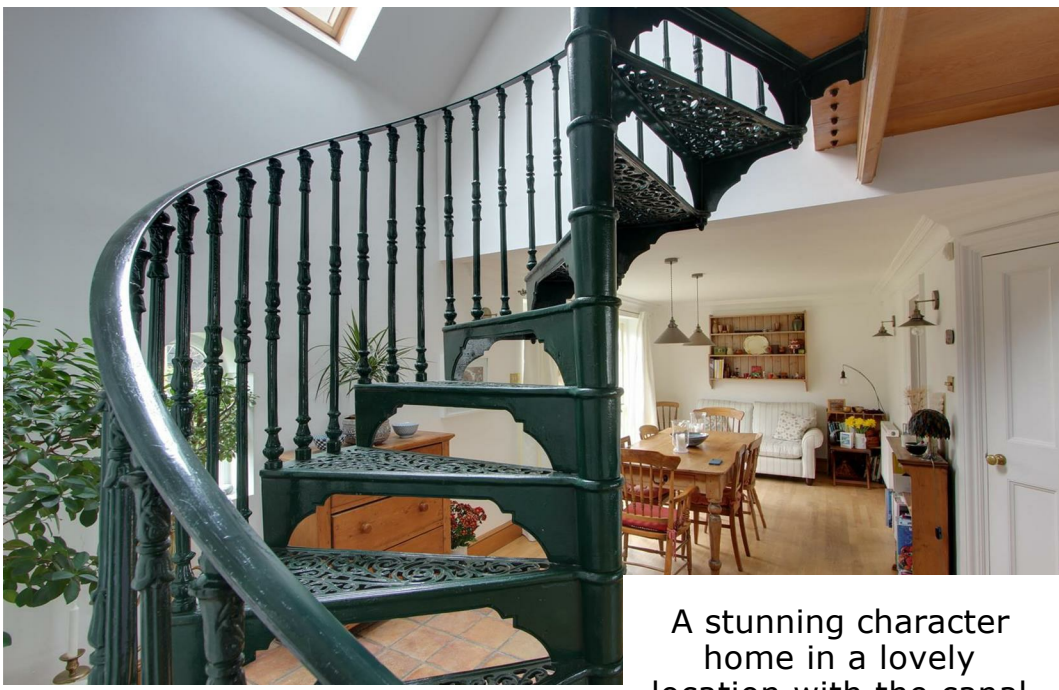


Total area: approx. 214.5 sq. metres (2309.0 sq. feet)  
All measurements are approximate.  
 Plan produced using PlanItUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	





A stunning character home in a lovely location with the canal and country walks on your doorstep.



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#### Ground Floor

As you enter the property from the front door you are greeted by a magnificent entrance hall which has a feature raised platform and cast iron staircase rising to the landing area with minstrel gallery overhead. A restored original butter fountain is recessed into the wall to one side with a walk in cloaks cupboard to the other side. The dining room is ideally placed since it comes directly off the kitchen which has been fitted with a range of high gloss base and eye level units and includes a top of the range oven unit with gas hob and extractor over. There is a fitted dishwasher and integrated drawer style fridge unit in addition.

Flexible in its layout the ground floor also boasts three bedrooms and the main bathroom. Two of the bedrooms overlook the rear garden while the third overlooks the front.

#### First Floor

A spacious first floor landing has a door opening to a magnificent main reception room with a number of interesting roof elevations and a vaulted ceiling. This reception space is dual aspect with natural light from the windows to the front and rear and a cast iron wood burning stove for the chilly winter evenings. The principal bedroom is also positioned on this level and boasts a full ensuite bathroom including a shower unit and panelled bath.

#### Outside

To the front of the property is a characterful retaining brick wall with a pathway leading to the front door with stunning planted borders to either side. To the rear garden there is a cobblestone patio directly to the rear of the property leading to the main portion of the garden which is laid to lawn and boasting a southerly facing aspect. A pedestrian gate opens to the rear which leads to the double garage which has planning approved gym and shower room on the ground floor with a studio above. Please see planning link below.. The neighbouring single garage has been converted into a dwelling.

<https://publicaccess.aylesburyvaldc.gov.uk/o/applications/applicationDetails.do?keyVal=S6N32DCLLYO00&activeTab=summary>

#### The Location

Halton Village is a historically interesting village, once owned by the Rothschilds, and situated at the foot of the scenic Chiltern Hills. London can be easily reached by train from Wendover station, just two miles away, or by the conveniently located A41. Aylesbury Grammar School is five miles away and has an Ofsted report of 'outstanding', and there are more schools for all ages nearby. The village fosters a strong community spirit and ample amenities are to be found in the nearby town of Wendover, including shops, pubs and restaurants. Furthermore, the area is renowned for its stunning countryside walks, cycling paths and the wildlife haven of the Wendover Arm canal.

#### Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
  2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
  3. Passport photo ID for ALL connected purchasers and a utility bill.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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