

# HUNT & NASH

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# Church View, Wooburn Town Wooburn Green, Buckinghamshire HP10 0PW

**STUNNING 18TH CENTURY PERIOD PROPERTY IN SOUGHT AFTER LOCATION  
CLOAKROOM: DRAWING ROOM: DINING ROOM: MODERN REFITTED KITCHEN  
THREE BEDROOMS: EN SUITE SHOWER TO MASTER BEDROOM  
MODERN BATHROOM: TWO CELLARS: DETACHED DOUBLE GARAGE  
AMPLE PARKING: SECLUDED LANDSCAPED GARDEN  
ST PAUL'S SCHOOL CATCHMENT: EPC RATING D**



An exceptional village house dating back to the 18th Century in the heart of Wooburn Town, opposite St Paul's Church, within catchment for the highly regarded local Primary School of the same name.

The beautiful accommodation is superbly presented with stylish, sympathetic décor throughout and offers generous sized rooms with high ceilings and period features. On the ground floor there is a drawing room and a separate dining room with a modern re fitted kitchen with double doors to the rear garden. There is access to two separate cellars and a cloakroom.

Access to the first floor is via one of two staircases and there is a spacious master bedroom with an en suite shower room, two further double bedrooms and a modern family bathroom. We should point out that the property was previously four bedrooms but the rear rooms have been knocked into one with the option to reinstate.

Outside, is just as impressive as the inside of this property as the rear garden affords plenty of privacy and has been landscaped to provide various seating areas and is well stocked with some lovely flowers and shrubs. Adjacent to the rear of the property is a large paved patio with an ornate glazed awning ideal for al fresco dining and there is a detached double garage with plenty of storage space and a gravelled driveway providing parking for a number of vehicles.

Wooburn Town is a small, highly sought after hamlet within a mile of Bourne End which is a popular Buckinghamshire village with excellent communication links via road and rail to Central London. The County is renowned for its choice and standard of state and private secondary schools and is one of the few to maintain grammar schools including The Royal Grammar School, Sir William Borlase and Wycombe High School. Beaconsfield train station allows swift access into Marylebone and is a short drive of about 3.5 miles.

## **HMRC Anti Money Laundering**

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

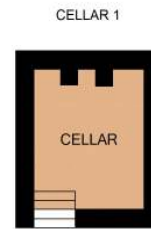
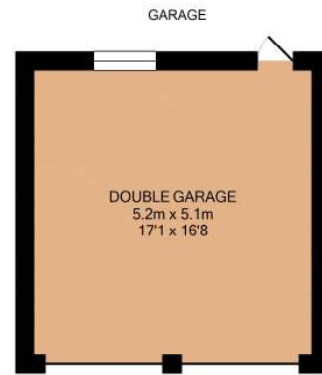
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Travel time by Rail (from Beaconsfield Station) London Marylebone - 25 min

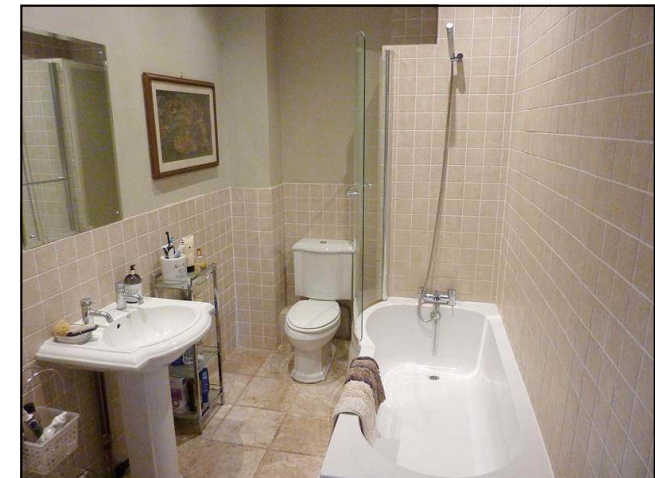
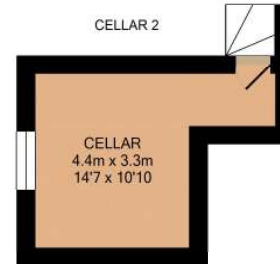
## GUIDE PRICE . . . £895,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568  
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TOTAL APPROX. FLOOR AREA 166.2 SQ.M / 1789 SQ.FT.  
(EX. GARAGE 26.4 SQ.M / 284 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate  
and no responsibility is taken for any error, omission or mis-statement. This plan  
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