



**NASH LEE LANE, WENDOVER, HP22**  
£3,200 per month\*

**Carter Jonas**



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# PEMBREY HOUSE, NASH LEE LANE, WENDOVER, AYLESBURY, BUCKINGHAMSHIRE, HP22 6BG

A four bedroom detached property situated within Wendover with outbuildings and two small paddocks.

- Detached
- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Two Kitchens
- Garden
- Driveway
- Unfurnished
- Stables
- 2 paddocks

## THE PROPERTY

Accommodation comprises - Ground Floor: Two reception rooms, one bedroom, two bathrooms, two kitchens, utility room and study. First Floor: Three bedrooms and separate family bathroom.

Externally - There are two timber stables and large multi purpose barn. Front and rear gardens, two small paddocks, garage and driveway parking.

Available for a twelve month tenancy unfurnished Mid May.

EPC Rating D. Council Tax Band G - Please see Buckinghamshire Council for current cost.

Pets considered. No access to Loft. Mains water and electricity are connected to the property. Oil central heating. Sewerage is to a private a septic tank.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk Low

At a rent of £3,200 per calendar month

Holding deposit of 1 week's rent £738

Security deposit of 5 weeks rent £3,692



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## ADDITIONAL INFORMATION

Offers	Available for a 12 month term
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band G
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## Nash Lee Lane, HP22

Approximate Area = 2668 sq ft / 247.8 sq m (excludes void)

Limited Use Area(s) = 136 sq ft / 12.6 sq m

Garage = 341 sq ft / 31.7 sq m

Outbuildings = 2060 sq ft / 191.4 sq m

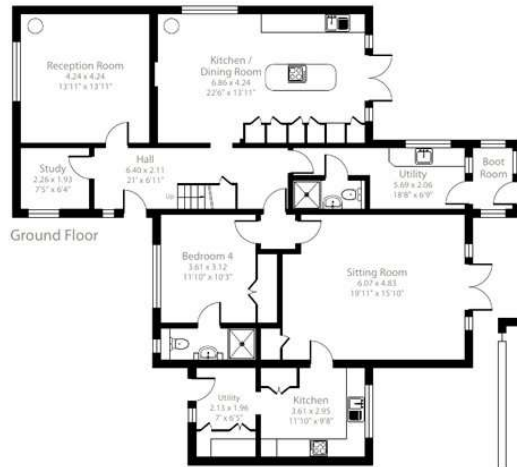
Total = 5205 sq ft / 483.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



OUTBUILDING 1



Ground Floor



First Floor

GARAGE

OUTBUILDING 2 / 3 / 4

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1227527



### IMPORTANT INFORMATION

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Classification L2 - Business Data