



Brook End, Weston Turville, Buckinghamshire, HP22 5RF



Christopher Pallet
Professional advice since 1973

**Brook End,
Weston Turville,
Buckinghamshire,
HP22 5RF**

**Guide Price £1,450,000
Freehold**

Discover a sensational opportunity to become the next custodian of this opulent country residence, steeped in history and located in the sought-after Buckinghamshire village of Weston Turville. Immaculately presented to the highest standards, this exquisite home is a testament to the discerning taste of its current owners. Prepare to be captivated by its charm and elegance.

The accommodation on offer comprises: entrance hallway, downstairs cloakroom, sitting room with inglenook fireplace, family room with inglenook fireplace, refitted kitchen/breakfast room, utility room, study, garden room/orangery. Upstairs there are five bedrooms, an ensuite to the main bedroom, a shower room and a bathroom. Outside there is a gated driveway, double garage, and landscaped gardens to both the front and rear.

Nestled at the foot of the breath-taking Chiltern Hills, Weston Turville beckons as a highly sought-after village, promising an enchanting lifestyle in a picturesque setting. Immerse yourself in a vibrant community where every convenience is within reach. Explore the village's own Primary School, tee off at the prestigious 18-hole Golf course, and unwind in one of the inviting pubs. From the village hall to the joyous playground and the serene reservoir, Weston Turville offers a diverse range of activities to suit every interest.

For those seeking seamless connectivity, the nearby Stoke Mandeville railway station stands just 1.7 miles from the property, providing effortless access to the bustling heart of London in just 55 minutes. Aylesbury, the thriving market town in close proximity, boasts an impressive array of shops, restaurants, a cinema, bowling alleys, and the acclaimed Waterside Theatre. Additionally, neighbouring market towns such as Tring and Wendover invite you to explore their comprehensives shopping options and abundant facilities.

Education is held in high regard in this vibrant locale, with a multitude of excellent independent and state schools available. Embrace the advantages of the esteemed Buckinghamshire Grammar School system, ensuring a quality education.





An immaculate period home presented in fantastic order throughout and providing spacious and flexible accommodation

On The Ground Floor

The front door leads to an entrance hall which has a door to the family room. This room has a feature inglenook fireplace, stairs rising to the first floor and doors to the sitting room and kitchen/breakfast room. The sitting room has an attractive inglenook fireplace, windows to both front and rear aspects, and a door through to the orangery. The kitchen/breakfast room is newly fitted with a range of eye and base level units with worktops over. There are integrated appliances, built in ovens, a window to the front aspect, second stair case to the first floor and a door to the utility room. A study at the rear of the house overlooks the back garden, there is a downstairs wc and an internal door to the double garage.

On The First Floor

There are two landings which give access to all first floor rooms. The spacious main bedroom overlooks the rear garden and has a re-fitted ensuite bathroom. There are four further bedrooms, all are a good size, with the 5th bedroom currently set up as a dressing room with fitted wardrobes. There are two further refitted bathrooms on this floor.

Outside

A gated driveway provides parking for several vehicles and leads to the double garage. There are spacious gardens to both the front and rear of the property, landscaped and extensively planted with a patio seating area adjacent to the house.



Directions

Brook End, Weston Turville is just 1.7 miles from Stoke Mandeville railway station with easy access to London Marylebone (56 minutes) and Aylesbury (4minutes). The nearby A41 links to the M25 in under 20 minutes. Council Tax - Band G

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



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Mill House, Brook End
Total Approx. Floor Area 3351 sq ft / 311.3 sq m



All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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