



Church Lane, Weston Turville, Buckinghamshire, HP22 5SQ



Christopher Pallet

Professional advice since 1973

**Church Lane,
Weston Turville,
Buckinghamshire,
HP22 5SQ**

**Guide Price £1,350,000
Freehold**

Cadel House is a charming Grade II Listed Residence located in the very heart of this popular Buckinghamshire village, presented in excellent order throughout with many original features including exposed timbers, and set in formal gardens of approximately one third of an acre.

This lovely family home has magnificent kerb appeal from the road, with a five bar gate leading to a sweeping gravel driveway and a white painted fence enclosing the front garden with a gate leading to a pathway to the front door. There are formal gardens to three sides of the property and a private courtyard from the kitchen.

The accommodation on offer comprises: entrance hallway three large reception rooms, kitchen, utility, boot room, five bedrooms, ensuite to the main bedroom, family bathroom. There is ample driveway parking, a double garage to the rear.

This truly is one of the finest properties in the village and available to the market for the first time in over 25 years. We highly recommend a viewing at your earliest convenience to appreciate this fantastic family home.

Weston Turville has a small selection of shops catering for daily shopping requirements, several Public Houses with restaurants and Ofsted rated 'Good' Church of England School junior school. In addition there is a rugby club, reservoir for sailing and angling, Weston Turville Golf Course and The Holiday Inn with Spirit Health Club (Gym and Swimming Pool) are also within short reach of the property. For more comprehensive shopping, the nearby town of Aylesbury with both renowned boys and girls grammar schools (details available from the local authority). There are private schools close by in both Buckinghamshire and Hertfordshire, most notably Berkhamsted School. The main Line Railway Station to London Marylebone can be accessed from either Stoke Mandeville (1.8 miles) or Wendover (3 miles) or for Euston, Tring (8.2 miles) respectively. The A41 can be joined at approximately 2.2 miles, this connects with the M25 and the national motorway network.





A Charming Grade II Listed Detached Family Residence With Glorious Gardens

On The Ground Floor

The front door leads to an entrance hall which leads through to the dining room, with solid oak flooring, a window to the front aspect, feature fireplace and door to the inner hallway. From here there is a downstairs cloakroom, doors to the remaining ground floor rooms and stairs rising to the first floor. The sitting room is at the front of the property and has a feature fireplace with inset fuel burning stove and windows to the front and side aspects. The family room to the rear of the house also has a fireplace with fuel burning stove and door through to the boot room which leads out to the side of the house. The shaker style kitchen has a range of eye and base level units with granite work tops over, there is an Aga, spaces for appliances, Italian Limestone flooring. A door leads to the rear patio, there's a window over looking the private courtyard, door through to the utility room which has a sink, storage units and door to the courtyard.

On The First Floor

The landing has stairs rising to the 5th bedroom on the second floor and doors leading to all first floor level rooms. The main bedroom with windows to the front and side aspects, has an ensuite bathroom with a four piece suite. there are three further double bedrooms all served by a family bathroom.

Outside

With grounds measuring approximately 1/3 of an acre, there are formal gardens to three sides of the house. Mainly laid to lawn with mature planted borders, there is also a patio seating area accessed from the kitchen. A sweeping gravel driveway provides parking for several vehicles and leads to double garaging.



Directions

Leave Wendover on the A413 Aylesbury road, turn right into Worlds End Lane and take the first turning right into Church Lane and the property can be found on the left hand side before The Chequers restaurant. 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.

Viewing and Contact Details

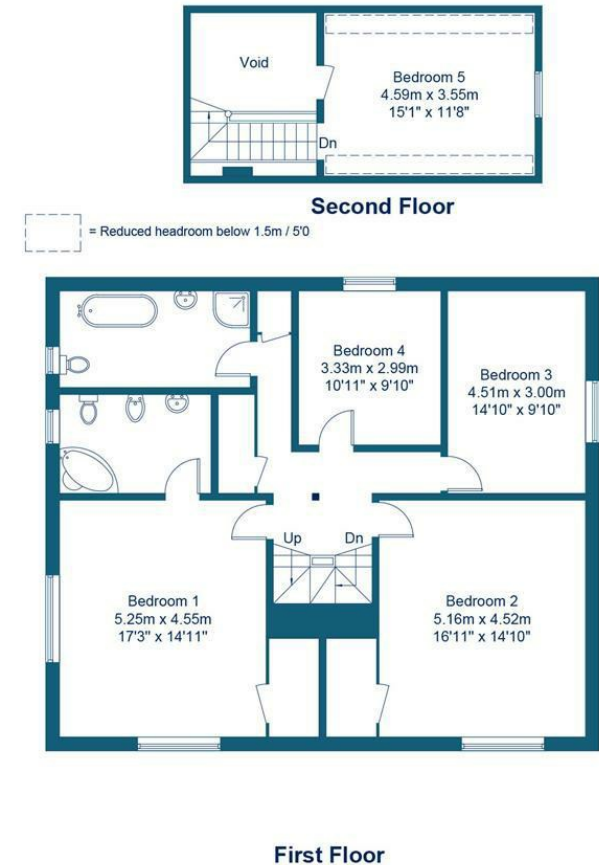
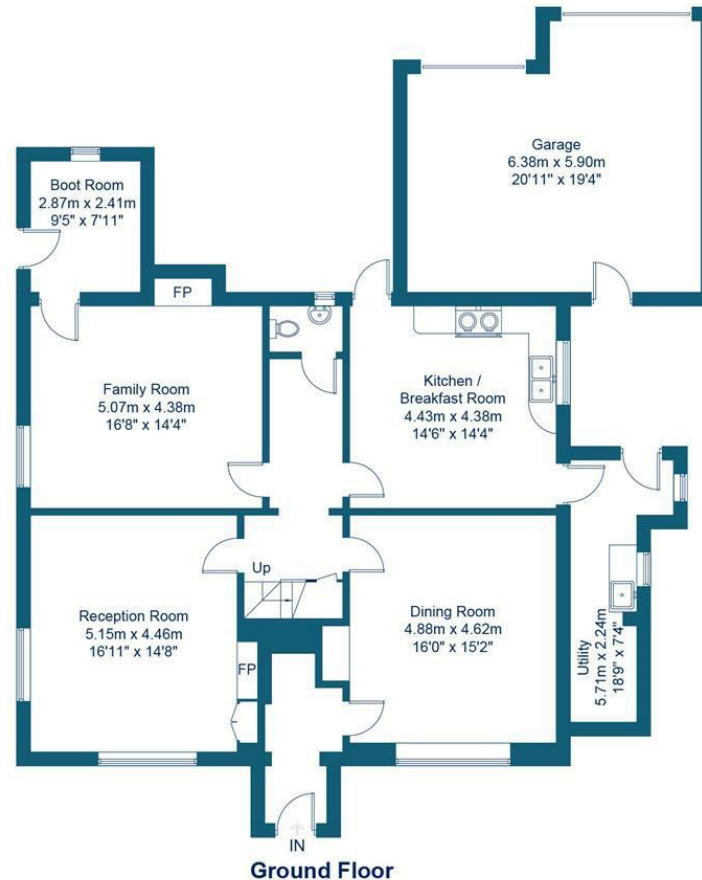


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Total Approx. Floor Area 3208 sq ft / 298 sq m
(Including Garage / Excluding Void)



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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