



**Bates Lane, Weston Turville, Buckinghamshire, HP22 5SL**



**Christopher Pallet**

Professional advice since 1973

**Bates Lane,  
Weston Turville,  
Buckinghamshire,  
HP22 5SL**

**Guide Price £695,000  
Freehold**

A lovely 1930's semi detached family home, presented to the market in excellent order throughout, offering spacious living accommodation and a 140ft rear garden with a sunny aspect.

The accommodation on offer comprises: entrance hallway, family room, living/dining room, kitchen/breakfast room, utility room, downstairs WC, four bedrooms, en-suite to the main bedroom, family shower room. There is a brick paved driveway, garage and a 140ft rear garden with a summer house.

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.





An extended 1930's family home offering spacious living accommodation and a generous rear garden with sunny aspect

**On The Ground Floor**

The front door leads to a porch with a door to the entrance hallway. The hallway has stairs rising to the first floor and doors to the family room and kitchen/breakfast room. The family room has a bay window to the front aspect and double doors lead to the living/dining room. The living room area has a feature fireplace and there is wood flooring running through to the dining area, which has a skylight window and bi-folding doors to the rear garden. The kitchen/breakfast room is fitted with a range of eye and base level units with work tops over, there are spaces for appliances, a window to the rear and door through to the utility room. The utility has storage units, a sink, window and door to the side aspect and a door to the downstairs cloakroom.

**On The First Floor**

The landing has an airing cupboard, access to the loft space and doors to all first floor level rooms. There are four bedrooms, three of which are generous doubles. The main bedroom has an ensuite bathroom and a family shower room serves the other bedrooms.

**Outside**

There is a brick paved driveway to the front of the property providing off road parking and leading to the integral garage. The private rear garden is in excess of 140ft and enjoys a sunny aspect and has a large wooden shed with power and lighting. There is a patio seating area adjacent to the house and an insulated, wooden built summer house with power And lighting.



## Directions

Leaving Wendover along the A413 Aylesbury road, turn right into Worlds End Lane and take the first turning right into Church Lane and then left into Bates Lane. The property can be found on the left hand side. Council Tax Band E

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

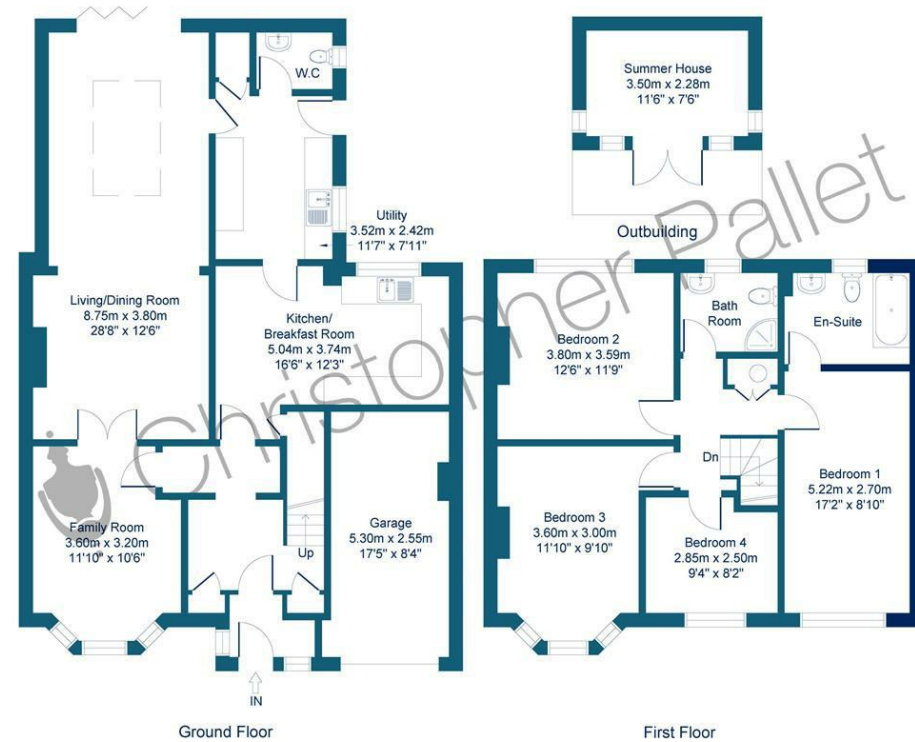
## Viewing and Contact Details



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Bates Lane, Weston Turville, Bucks HP22  
Total Approx. Floor Area 1910 sq.ft / 177 sq.m



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



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