



Bates Lane, Weston Turville, Bucks, HP22 5SL

 **Christopher Pallet**
Professional advice since 1973

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

**Offers Over £800,000
Freehold**

Nestled in the heart of Weston Turville village, this exquisite detached family home boasts exceptional presentation and spacious, adaptable living areas, perfect for diverse family configurations.

Upon entering, you'll find a welcoming hallway leading to a cloakroom, a lounge, a versatile family room, a well-appointed kitchen/dining room, a practical utility room, and a bright conservatory. Upstairs, there are four generously sized bedrooms, including a master with an ensuite, and a family bathroom. The exterior is equally impressive, with ample driveway parking for several vehicles, leading to an integral garage. A landscaped private rear garden offers a serene retreat for outdoor relaxation.

Weston Turville is a popular, sought after village with a range of shops for day to day needs, a county combined school, a number of restaurants/public houses and parish church. A wealth of local walks through designated conservation areas including the Reservoir which is a haven for a plethora of birds and wildlife. The property is approximately 1 ½ miles from Wendover and 4 miles from Aylesbury. The closest main line railway station is at Stoke Mandeville (1 mile) with a regular service to London Marylebone (55 minutes). The A41 at Aston Clinton is close by with its good links via the Tring and Berkhamsted bypass to the M25.





An exquisite detached family home with spacious, adaptable living areas landscaped gardens and parking

On The Ground Floor

As you step through the front door, you are greeted by a welcoming hallway featuring a staircase to the first floor, with access to a convenient cloakroom, the lounge, and the kitchen/dining room. The lounge, with its front-facing window, opens through double doors into the family room, which seamlessly connects to the conservatory, offering views of the rear garden. The family room also provides access to the spacious kitchen/dining room. The kitchen, equipped with a range of eye and base level units and generous worktops, offers ample storage and appliance space. It features a window and a door leading to the rear garden, space for a dining table, and an adjoining practical utility room.

On The First Floor

The landing has access to the loft space and doors leading to all first floor level rooms. The main bedroom has a range of built in wardrobes and an ensuite shower room. There are three further bedrooms all served by the family bathroom.

Outside

To the front you will find ample driveway parking and an integral garage. The meticulously landscaped private rear garden features an array of shrubs and planted borders, enhanced by a charming patio seating area, offering a serene retreat for outdoor relaxation.



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 right hand side. Council Tax Band F

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

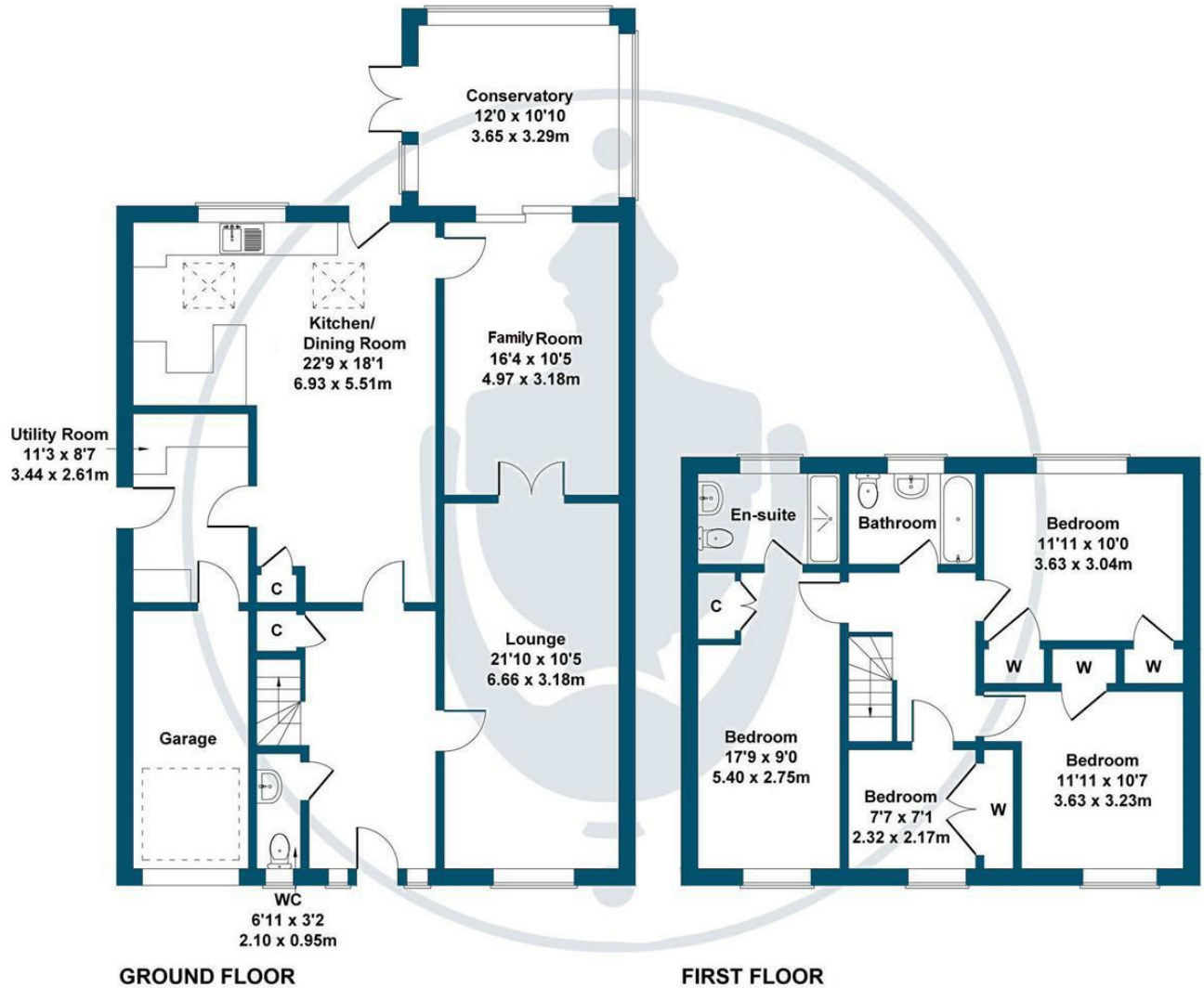
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



Christopher Pallet
8 High Street
Wendover
Buckinghamshire
HP22 6EA

wendover@christopherpallet.com
www.christopherpallet.com



Approximate Gross Internal Area
1862 sq ft - 173 sq m



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