



Church Lane | Weston Turville| Buckinghamshire | HP22 5SQ

 Christopher Pallet
Professional advice since 1973

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

**Offers In Excess Of £800,000
Freehold**

This attractive, modern, detached four-bedroom family home is located in the highly sought-after area of Church Lane, right in the heart of Weston Turville village. Beautifully presented and modernised by the current owners, the property sits on a generous central plot, offering considerable potential for further expansion (subject to planning permission). It is also within walking distance of local amenities, making it a perfect choice for families seeking a blend of comfort and convenience.

The accommodation on offer comprises: entrance hallway, downstairs cloakroom, sitting room, kitchen/breakfast/family room, utility room, dining room / office, conservatory, four double bedrooms, ensuite to the main bedroom and a family bathroom. There are landscaped gardens to three sides of the property, driveway parking for several vehicles and an attached double garage.





An excellently presented four bedroom detached family home in this fantastic location and presented to a very high standard



Offering considerable potential for further expansion

On The Ground Floor

The front door leads to the entrance hall with stairs rising to the first floor and doors leading to the ground floor rooms, including a downstairs cloakroom. The spacious sitting room is at the rear of the property with patio doors leading to the garden. The kitchen/breakfast/family room is fitted with a modern kitchen with a range of eye and base level units, with granite worktops over. There are integrated appliances, a breakfast bar, wood effect Kardean flooring through, a side door to the garden and double doors through to the conservatory. A dining room / office is located to the front of this home and there's a useful utility room with storage units and sink which has a door into the double garage.

On The First Floor

The galleried landing has an airing cupboard, access to the loft space (with ladder and lighting), a window to the front aspect and doors to all first floor level rooms. The main bedroom has built in wardrobes and a modern ensuite shower room. There are three further double bedrooms, one with fitted wardrobes and all served by a modern family bathroom with three piece white suite.

Outside

This generous plot with considerable potential for expansion, gives gardens to three sides of the property, thoughtfully landscaped with seating areas and a variety of planting. A driveway to the front of the house provides parking for several vehicles and leads to a double garage with power, lighting and electric doors.



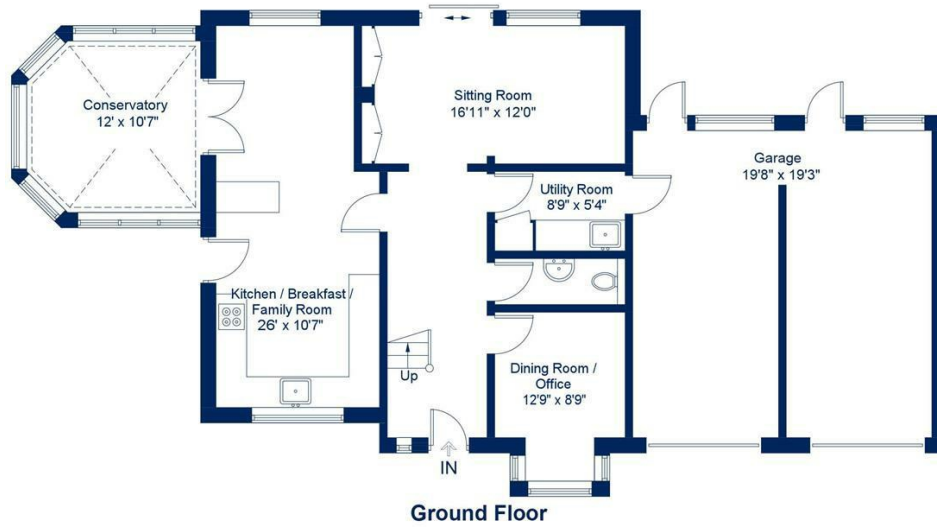
Location

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 primary 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.

Council Tax: Band G




Church Lane, Weston Turville
Total Approx. Floor Area 1984 sq ft
(Including Garage)



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.



Energy Efficiency Rating

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

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