



New Road, Buckinghamshire, HP22 5RE



Christopher Pallet
Professional advice since 1973

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Guide Price £395,000 Freehold

Charming and Spacious Three-Bedroom Cottage in a Sought-After Buckinghamshire Village. This delightful three-bedroom character cottage seamlessly blends period charm with modern comforts. Lovingly improved and updated by the current owners, the home boasts a stylish refitted kitchen, double-glazed windows, and a host of other thoughtful enhancements.

The accommodation comprises, sitting room, dining room, kitchen, rear lobby, ground floor bathroom, cloakroom, two bedrooms on the first floor and the third bedroom on the second floor, gardens to front and rear and a brick built shed/ potential home office.

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. It 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 and motorway network.





An Attractive Three Bedroom Cottage Centrally Located In This Popular Village

On The Ground Floor

The front door opens to the sitting room with a feature brick built fireplace, wood flooring, window to the front and door leading to the dining room. The dining room also has a feature fireplace (not in use) wood flooring, an under stairs cupboard, door with stairs rising to the first floor, window to side and step up to the kitchen. The kitchen has been updated recently and has a single sink unit with the window to the side, velux windows to the ceiling provide additional light, integrated appliances where fitted including, oven, ceramic hob and a fridge/freezer. A full range of units provide ample storage with oak worktops. Doorway to the rear lobby with a door to the garden and access to both the cloakroom and the bathroom which has a three piece white suite.

On The First & Second Floors

There are two bedrooms on the first floor with the principle bedroom to the front, and the second bedroom to the rear

with stairs rising to the second floor which has the third bedroom and storage space. The first floor landing has a cupboard which houses the gas boiler.

Outside

The front garden has gravel hardstanding for two cars, a raised flower bed with mature planting, gated side access leads to the rear garden. A rear garden is in excess of 85 ft with a large patio seating area extending to the level lawn with an abundance of mature plants. A large workshop /potential home office with power and light is at the foot of the garden.



Directions

Proceed out of Wendover on the Aylesbury Road, as you leave Wendover and at the village gate inn turn right for Weston Turville. At the mini roundabout turn right, through the village at the next roundabout turn left in to New Road. The property is on the left hand side. Council Tax Band C

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		67
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

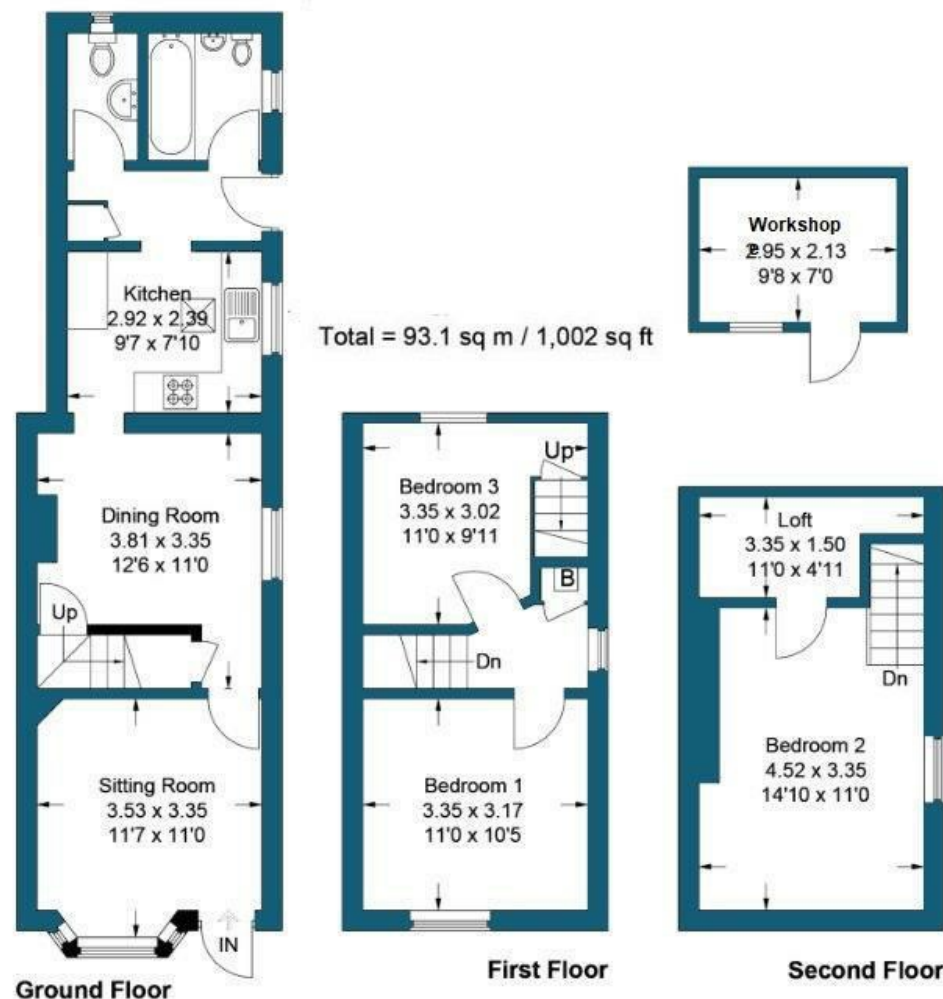
Viewing and Contact Details



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