



Price Guide £1,000,000
Freehold

A Residential Opportunity for Development, Equestrian Use, Animal Care or Commercial Adaption (STPP)

65 New Road, Weston Turville, Bucks, HP22 5QY

- Four-bedroom detached home
- Set in approx. 4 acres
- Eleven stables & hay barn
- Versatile outbuildings & store
- Development potential (STPP)
- Requires some modernisation
- Adjoins Weston Turville Golf Club
- Purpose-built wooden cattery
- Countryside views and peaceful setting
- Fantastic village and commuter links



Christopher Pallet
Professional advice since 1973



An exceptional opportunity to acquire a substantial and highly versatile detached property with extensive outbuildings, stables, former cattery and grounds approaching 4 acres, set in a peaceful countryside location adjoining Weston Turville Golf Course.

The property offers over 2,500 sq. ft. of flexible living space with potential for modernisation or redevelopment (subject to planning). Extended over time, the accommodation includes four bedrooms, a large sitting room, formal dining room, two kitchen areas, and bathrooms.

Externally, the home has a driveway leading to ample parking and a double garage, with formal gardens to the rear. Beyond, a wide range of outbuildings, which can be accessed via a separate driveway from the road, includes seven stables, an office, hay barn, store, and a purpose-built wooden cattery. A disused ménage and surrounding paddocks complete the rural setup, making this an ideal proposition for equestrian use or potential development (STPP).

Set in a delightful semi-rural location on the outskirts of the desirable village of Weston Turville, the property balances peaceful countryside living with convenient access to commuter links and nearby towns.





Property Accommodation

On the Ground Floor

Entering through the main door into a spacious entrance hall, you are led into the heart of the home. A generous sitting room spans the full depth of the house, with large windows and sliding doors to the garden, creating a bright and airy atmosphere. The formal dining room is ideal for entertaining and sits adjacent to one of two kitchens, offering scope for reconfiguration into a large, open-plan space if desired. Three well-proportioned double bedrooms are located on this floor, along with a family bathroom and separate shower.

On the First Floor

Stairs lead up to the principal bedroom suite, a particularly spacious room with far-reaching views, its own WC, and ample space to create a dressing area or ensuite if required.

Formal Gardens & Parking

The property sits centrally to a front corner of the plot, with formal gardens to the rear offering space for outdoor enjoyment. A driveway provides ample parking for numerous vehicles and leads to a large double garage.

Outbuildings

A significant feature of this property is the extensive range of outbuildings which have separate vehicle access via a gated driveway from the main road. These buildings include:

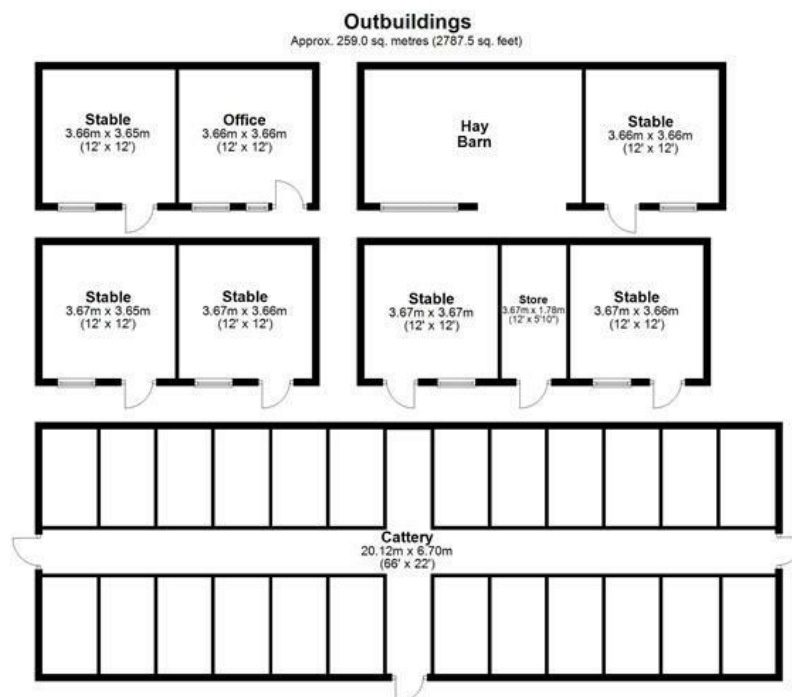
- Seven stables, each 12' x 12'
- A hay barn
- An office space
- Store/tack room
- Timber-framed cattery, divided into multiple sections with access doors and service aisles

These facilities offer tremendous scope for equestrian use, animal care, or commercial adaptation (STPP).

Grounds

In total, the land extends to just under 4 acres, incorporating formal gardens, paddocks, a ménage (requiring restoration), and all outbuildings. The layout is ideal for those seeking to run a smallholding, equestrian facility, or animal-based business.

The plot enjoys a private and tranquil setting with open countryside and direct proximity to the golf course creating a stunning backdrop.



Total area: approx. 492.4 sq. metres (5299.8 sq. feet)
For illustration purposes only - not to scale

Viewing and Contact Details

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