



Pennant Cottage
33 Church Lane
Weston Turville
Buckinghamshire
HP22 5SJ

Offers In Excess Of £500,000
Freehold

Pennant Cottage is a Grade II listed property located in the highly sought-after village of Weston Turville, Buckinghamshire, set on the edge of the Chiltern Hills.

This charming cottage, which has been in the current owner's hands for over 40 years, offers enormous potential for development and modernisation. With an extension already started, this property presents a fantastic opportunity for an investor or property developer looking for a project. The property retains many of its original features, including exposed beams and an inglenook fireplace, alongside a large rear garden, three garages/outbuildings, and off-road parking for multiple vehicles. While the interiors require substantial work, the layout and external space offer significant scope for transformation.

- Grade II listed character cottage
- Excellent development potential
- Located in sought-after Weston Turville
- Three garages/outbuildings for conversion
- Large, walled rear garden
- Requires full modernisation internally
- Existing extension with unfinished interiors
- Private driveway access via electric gates
- Excellent transport links to London
- Viewing Strictly by Appointment





Offering enormous potential for
development and modernisation with
an extension already started



The Cottage on the Ground Floor

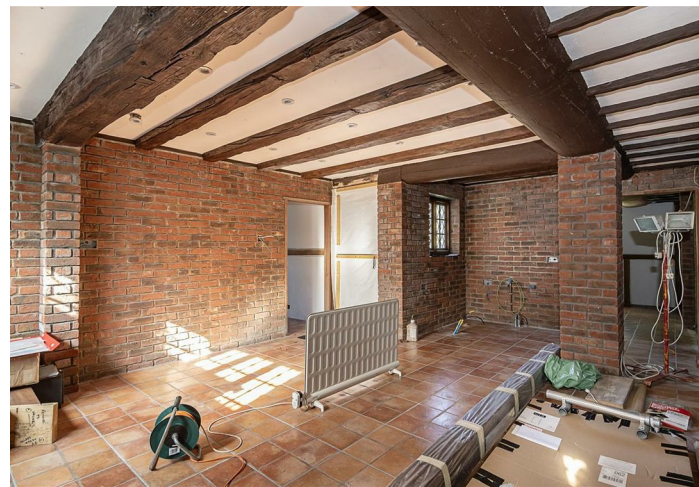
Upon entering through the timber front door, you are welcomed into the entrance area and from here, you can access the kitchen/dining area to the left and the lounge to the right. The lounge is a decent-sized room that retains some of its original charm, with exposed beams, a large inglenook fireplace and there are stairs to the first floor. The kitchen/dining room is in need of some attention but provides a range of wall and base units, although it would benefit from a full modernisation, there is space for opening up the room. The room has a window to the front and a door leading to the utility room and bathroom.

On The First Floor

Upstairs, the first floor holds two bedrooms, both of which have potential but will require some work to make them suitable for modern living. One is a reasonably sized double bedroom with exposed beams and a window to the front. The second is a smaller double bedroom, also with exposed beams and a window to the front.

Extension Proposed Accommodation

The extension to the rear of the property was built approximately 30 years ago and is structurally sound, but the internal work is incomplete. It provides a solid foundation for anyone looking to finish the space according to their needs. The proposed kitchen/diner is a large, open area that would make an excellent modern living space. It features a tiled floor and plastered walls with beams, and a window to the rear garden. The proposed garden room is another space with great potential. The room retains beams on the walls and ceiling, and has double doors leading to the rear garden. The proposed master bedroom is a spacious room with beams and a window to the rear, though it too is unfinished. The en-suite shower room is already partially completed, with tiling and plumbing in place for a shower, WC, and wash hand basin, but not currently functional.



Externally

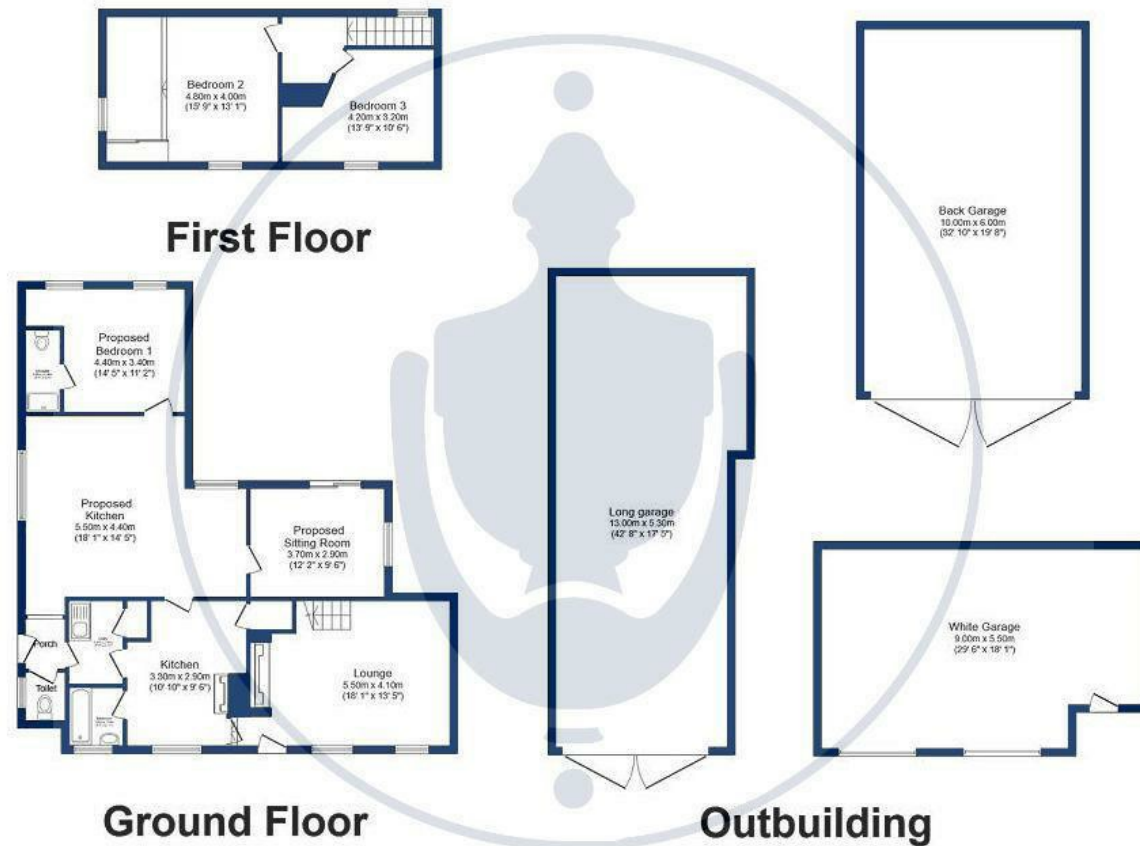
The property sits on a substantial plot with a large walled garden to the rear, offering both privacy and potential for further landscaping or development. Accessed via electric gates, the property provides parking for multiple vehicles. There are three large garages/outbuildings, ideal for storage, workshops, or conversion into additional living space (subject to planning permission). The rear garden is laid to lawn with mature trees and flower borders, providing an excellent outdoor space.

Location

Weston Turville is a tranquil Buckinghamshire village with a range of amenities, including shops, public houses, and a well-regarded junior school. For more comprehensive shopping and services, the nearby town of Aylesbury offers further amenities. The property is well-connected, with mainline train stations at Stoke Mandeville and Wendover, providing access to London Marylebone and Euston. The A41 offers good road links to the M25 and beyond.



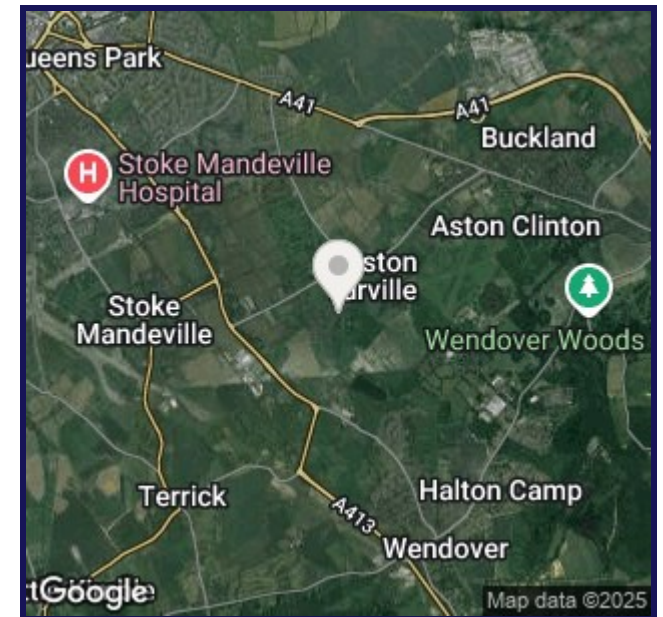
Total floor area 307.9 sq.m. (3,314 sq.ft.) approx



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.

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Christopher Pallet
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