



SWEET BRIAR, WESTON TURVILLE, AYLESBURY

OFFERS IN EXCESS OF £660,000
FREEHOLD

Set in the sought after village of Weston Turville, this stunning three bedroom detached family home offers spacious, modern living throughout, perfectly designed for contemporary family life. The property benefits from a large kitchen/diner, utility, cloakroom, dual-aspect living room, three en suite bedrooms, master bedroom with walk-in wardrobe, landscaped garden with garden room, garage and driveway.



SWEET BRIAR

- WESTON TURVILLE • THREE BEDROOM DETACHED FAMILY HOME • STYLISH MODERN LIVING IN A VILLAGE LOCATION • LANDSCAPED GARDEN WITH GARDEN ROOM • GARAGE AND DRIVEWAY PARKING • UTILITY AND CLOAKROOM • THREE EN SUITE BEDROOMS • LARGE KITCHEN/DINER WITH BI FOLD DOORS



LOCATION

Weston Turville has a small selection of shops, several pubs with restaurants and a C of E junior school. In addition there are rugby & golf clubs as well as a reservoir for sailing and angling. The nearby Holiday Inn provides a health club with a gym and swimming pool Aylesbury (3.4m) offers more comprehensive shopping and grammar schools for boys and girls. Buckinghamshire is renowned for its state and private education (details from the local authority). Stoke Mandeville (1.8m) and Wendover (3.1m) provide a train service to London Marylebone in 53 and 49 mins, respectively.

ACCOMMODATION

The property welcomes you via a bright entrance hall featuring a convenient cloakroom, under stairs storage cupboard and stairs rising to the first floor. To the front, the dual-aspect living room enjoys a charming bay window and a feature electric fireplace, creating a warm and inviting space to relax.

The heart of the home is the sleek, modern kitchen/dining area, fitted with a comprehensive range of units and integrated appliances including a double oven, fridge and dishwasher. The kitchen also features an inset gas hob with cooker hood, stainless steel sink with an instant hot water tap, and a storage cupboard for added practicality. There is ample room for a dining table and sofas, with bi-fold doors opening

out to the rear garden.

A separate utility room provides space for both a washing machine and tumble dryer.

First Floor

Upstairs, there are three generous bedrooms, each benefitting from built-in wardrobes and their own en suite shower room, offering privacy and comfort for all family members. The master bedroom additionally features a walk-in wardrobe and a luxurious three piece bathroom suite.

Outside

The landscaped rear garden is beautifully arranged with multiple patio areas, a lawn, and mature planting including small trees, creating a delightful outdoor haven. A courtesy door leads to the garage, and there is also a garden room with light and power, ideal as a home office, gym or hobby space.

To the front, the property benefits from a garage with light and power, and boarded loft space. Driveway for multiple cars.

SWEET BRIAR





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ADDITIONAL INFORMATION

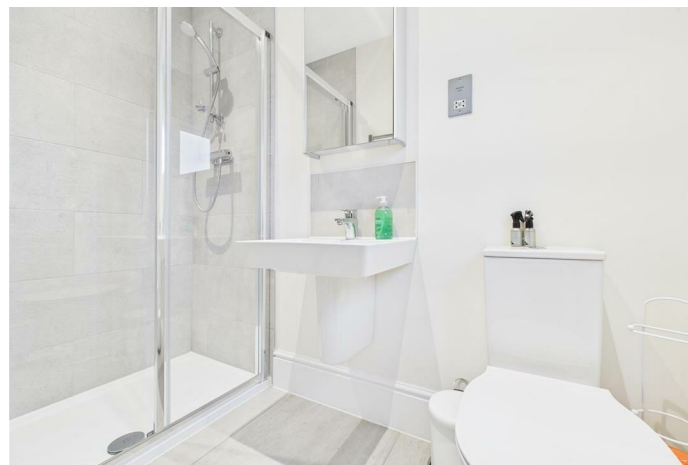
Local Authority – Buckinghamshire

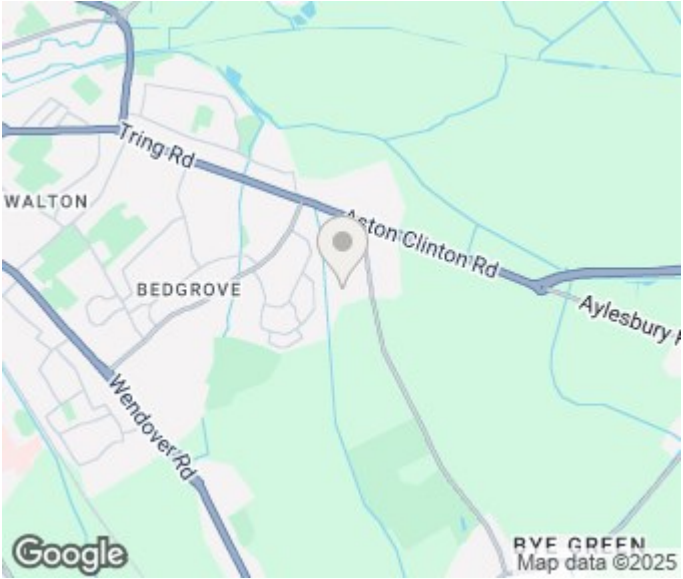
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1399.32 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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