

# THE OLD FORGE

17 HIGH STREET, WEEDON, BUCKINGHAMSHIRE, HP22 4NW

Guide Price: £775,000



A DELIGHTFUL THREE/FOUR BEDROOMS COUNTRY HOME, WITH PERIOD FEATURES AND CONTEMPORARY LIVING. CHAIN FREE.

FINE & COUNTRY

A stunning three/four bedroom country home, with period features and contemporary living, overlooking an enclosed garden, in the heart of this highly sought after village, Weedon.

FINE & COUNTRY



A late 18th Century property, originally the village forge, has been beautifully finished, retaining period features including exposed beams and an original fireplace. It has been extended and renovated over the years to offer contemporary style, practical living and a wealth of character. The ground floor reception hall gives access to a study/playroom and a spacious dual aspect sitting room with a pretty fireplace and wood-burner. The remodelled kitchen/breakfast room opens to the dining room and leads into a recently extended, high vaulted utility and boot room and downstairs toilet, with a stable door leading to the garden. The kitchen also gives access to the stunning conservatory overlooking and leading out into the suntrap garden that offers lovely evening sunsets with its westerly aspect. Adjoining the conservatory is the 4th bedroom with high vaulted ceilings and views out to the garden. The ground floor also leads to a useful cellar for storage/gym. The stairs from the entrance hall leads to three first floor bedrooms, including a sizeable master bedroom, with recently modernised ensuite and walk-in wardrobe. There is a further family bathroom and a study/nursery overlooking the garden through a larger dormer window, added as part of the recent upgrades.

## AT A GLANCE

Three/Four Bedrooms  
Three/Four Reception Rooms  
Conservatory  
Cellar  
2,067 sq. ft

## ACCOMMODATION

Entrance Hall  
Sitting Room  
Dining Room  
Playroom  
Family Room/Bedroom 4  
Kitchen Breakfast Room  
Utility Room  
Conservatory  
Guest WC  
Cellar  
Bedroom 1  
En suite Bath/Shower Room  
Bedroom 2  
Bedroom 3  
Family Bathroom  
Study  
Rear Garden  
Off Street Parking  
CHAIN FREE



GUIDE PRICE  
£775,000









## ADDITIONAL INFORMATION

Mains water, electricity and sewage

Heating: Oil fired central heating to radiators

Fixtures and fittings: All fixtures and fittings are excluded but may be available by separate negotiation

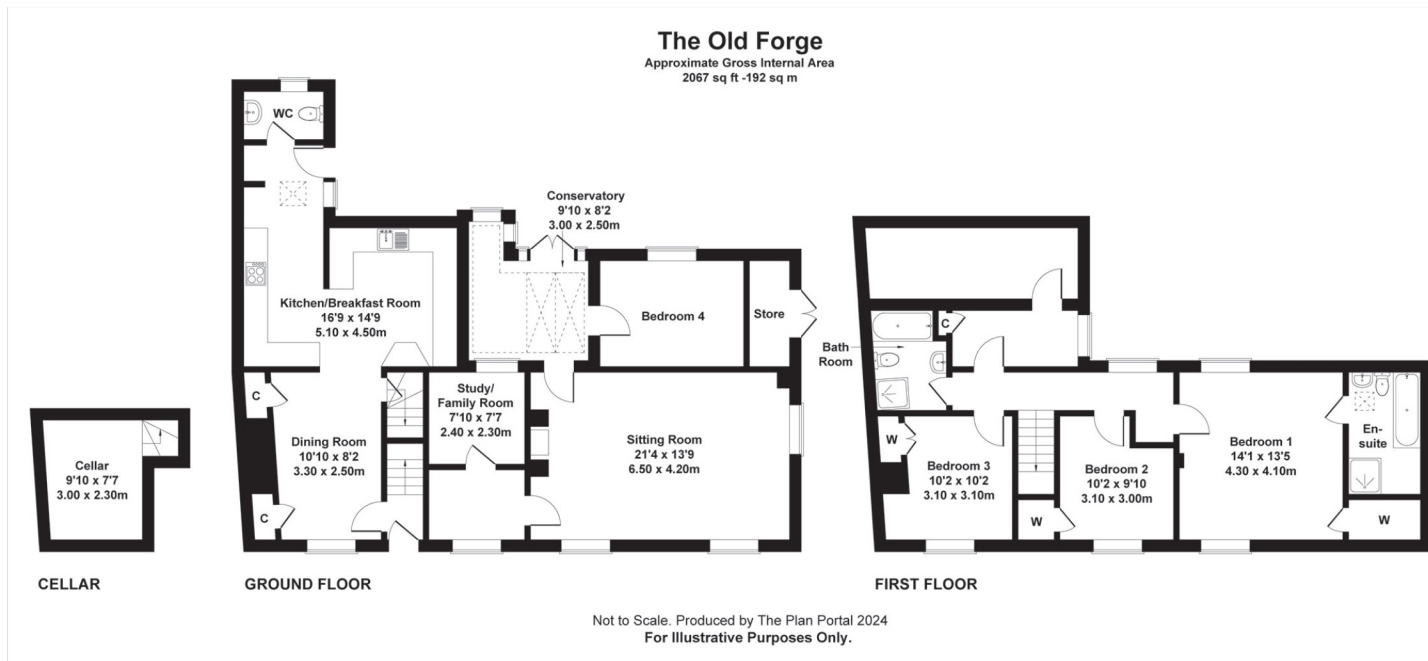
Postcode: HP22 4NW

Council Tax Band: G

Local Authority: Buckinghamshire Council

Energy rating: Current D Potential B

Further details available on request



## LOCATION

Situated in the heart of the village, very close to all the amenities in Weedon which include The Five Elms public house, a children's playground, and the old school house. The pub is very popular locally with a growing reputation and serves excellent food. The village run a range of community activities, with many clubs and fun events throughout the year which underpin the strong community. Weedon is in a rural area surrounded by open countryside with a network of footpaths, overlooking the Aylesbury Vale. The property is in catchment for Whitchurch Combined School which is about 2.6 miles away. Aylesbury grammar schools are all about 10 minutes' drive away and include Aylesbury Grammar School for Boys, Aylesbury High School for Girls, and the Sir Henry Floyd Grammar School.

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