

3/4 Bedroom Semi Detached

WESTON TURVILLE VILLAGE

5 Marroway, Weston Turville
Buckinghamshire HP22 5TQ



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THIS HOME FEATURES

WESTON TURVILLE LOCATION
EXCELLENT TRANSPORT LINKS
CHALET BUNGALOW LAYOUT
FLEXIBLE LIVING SPACE
KITCHEN AND UTILITY
CONSERVATORY
THREE/FOUR BEDROOMS
EN-SUITE TO MASTER
EXTENSIVE LANDSCAPED
GARDEN
SUMMER HOUSE/OFFICE
EV CHARGING POINT

LOCATION

Marroway is nestled in the village of Weston Turville, a location that offers the charm of village life alongside excellent transport connections. The property is just a short walk from Stoke Mandeville train station, providing direct rail links to London Marylebone, ideal for commuters. A bus stop is conveniently located adjacent to the property, with regular services to both Aylesbury and Wendover.

Aylesbury offers a full range of town centre amenities including shops, schools, and leisure facilities, while Wendover is a picturesque market town at the edge of the Chiltern Hills, known for its independent boutiques, restaurants, pubs, and the highly regarded Wendover Health Centre. With access to countryside walks, everyday conveniences, and strong transport links, this location suits families, professionals, and retirees alike.







Located in the desirable village of Weston Turville, This versatile three/four-bedroom semi-detached chalet bungalow offers generous living space and exceptional gardens. A welcoming entrance hall leads into a bright living room, a guest cloakroom, and a flexible additional room, currently used as a snug or fourth bedroom. The spacious kitchen-diner flows into a utility room and conservatory, ideal for entertaining. An integral garage adds further practicality. Upstairs are three well-proportioned bedrooms, including a generous master with en-suite, and a modern family bathroom. The standout feature of this home is its extensive and beautifully arranged garden, thoughtfully divided into distinct zones. A raised deck overlooks a sunken pond and formal lawn, bordered by mature planting. A central pathway leads to a second lawn with additional flower beds, storage shed, and a gated entrance to a larger, enclosed section. This final area includes a summer house—currently a home office—offering great flexibility for hobbies, fitness, or storage. Ample off-road parking for several vehicles completes this excellent family home.





VIEWINGS

Strictly by appointment with [WeSoldIt.co.uk](https://www.wesoldit.co.uk)

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

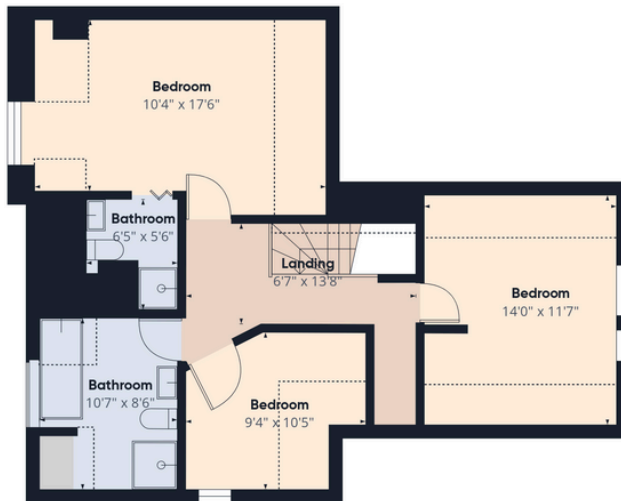
We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1799 ft²

Reduced headroom

159 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		