



Amy Lee  
Independent Estate Agent

**Axtell Way, Weston Turville**

In Excess of **£435,000**



## Axtell Way

Weston Turville, Aylesbury

Immaculate 3-bed home in Aston Reach, Weston Turville. Stylish interior, bright living areas, modern kitchen, garden, car port. Close to good schools and local amenities.

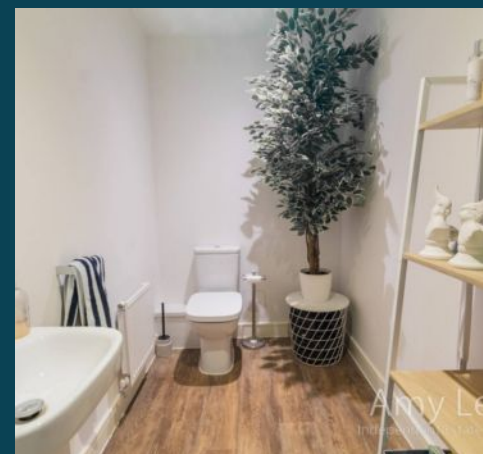
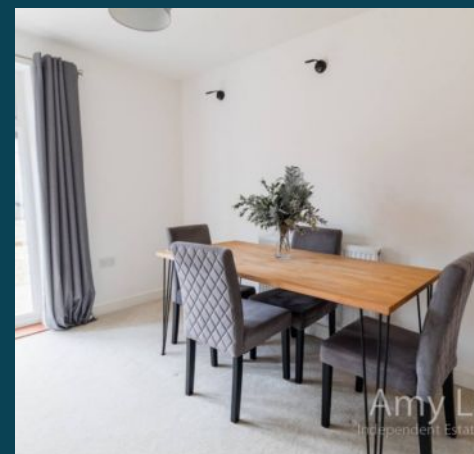
- EASY ACCESS TO A41 & M25
- CATCHMENT AREA FOR GRAMMAR SCHOOLS
- THREE BEDROOM TOWN HOUSE
- CARPORT DRIVEWAY PARKING FOR 2 VEHICLES
- GARDEN WITH LAWN & PATIO
- EDGE OF DEVELOPMENT
- POPULAR ASTON REACH DEVELOPMENT IN WESTON TURVILLE

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Weston Turville, Aylesbury

Welcome to Axtell Way- an immaculately presented three-bedroom home situated in the sought-after Aston Reach development in Weston Turville, Aylesbury. This stylish property combines modern comfort with an inviting layout that will appeal to a range of buyers, providing a ready-to-move-in experience with every detail thoughtfully designed. Step inside to a bright and welcoming hallway that sets the tone for the spacious living areas. At the rear of the property, the reception room offers a light-filled retreat, with double patio doors leading directly to a beautiful garden; perfect for a seamless blend of indoor and outdoor living. The kitchen is both stylish and functional, equipped with contemporary cabinetry, integrated appliances and a large front-facing window, creating a delightful space for everyday dining. A generous ground-floor WC and under-stairs storage enhance the practicality of this well-designed home.





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On the first floor, you'll find two double bedrooms, each with plenty of natural light and neutral decor that lends itself to a range of personal styles. The family bathroom is modern and convenient, complete with a bath and overhead shower. The landing also features a charming nook, an ideal spot for a reading chair or small workspace.

The top floor is entirely dedicated to the impressive principal bedroom suite, a private haven with built-in storage tucked into the eaves and a contemporary en-suite shower room.

Outside, the low-maintenance garden offers both patio areas and lawn, providing a wonderful setting for al fresco dining or relaxation. With off-street car port parking for two cars and additional road parking nearby, Axtell Way is as convenient as it is stylish.

Situated within the catchment for excellent schools and close to local amenities, this home invites you to book a viewing and experience its comfort and charm firsthand.

Council Tax band: D

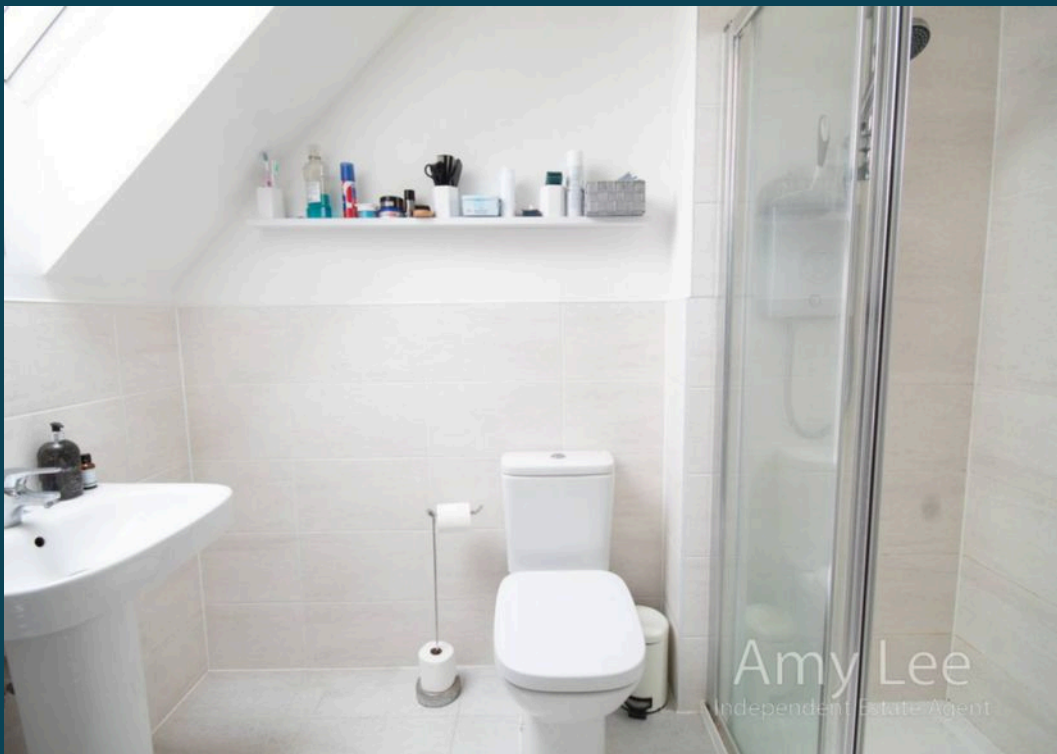
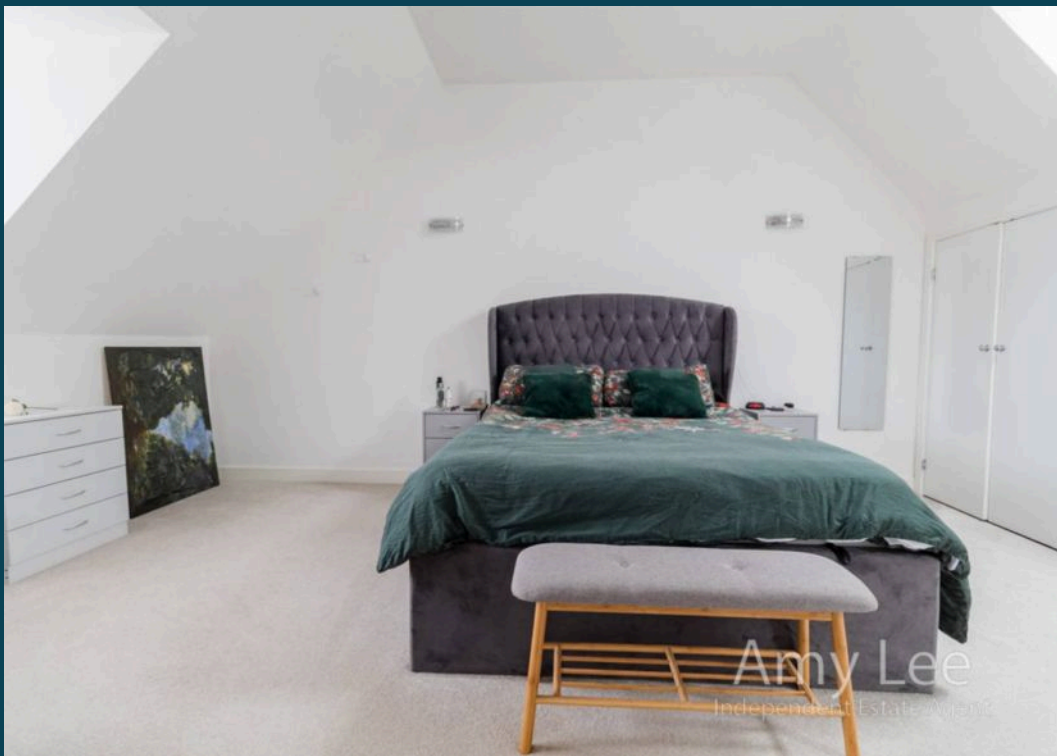
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G



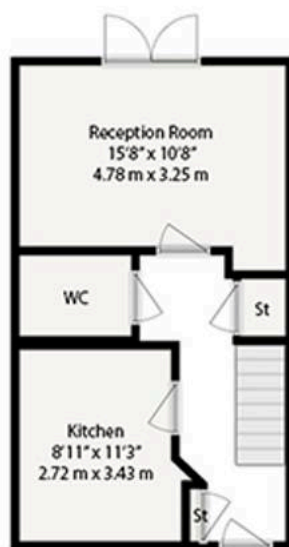
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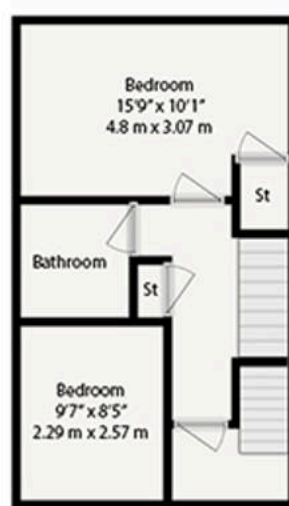


# Axtell Way, HP22 3AR

Total Space  
1173 sq ft  
108.98 m<sup>2</sup>



Ground Floor



First Floor



Second Floor

## Disclaimer:

This floor plan is for illustrative purposes only and is not to scale. Measurements, layouts, and features are approximate and should not be relied upon as exact representations. Buyers are advised to verify all details independently. No liability is accepted for any errors or omissions.

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In partnership  
with Nested

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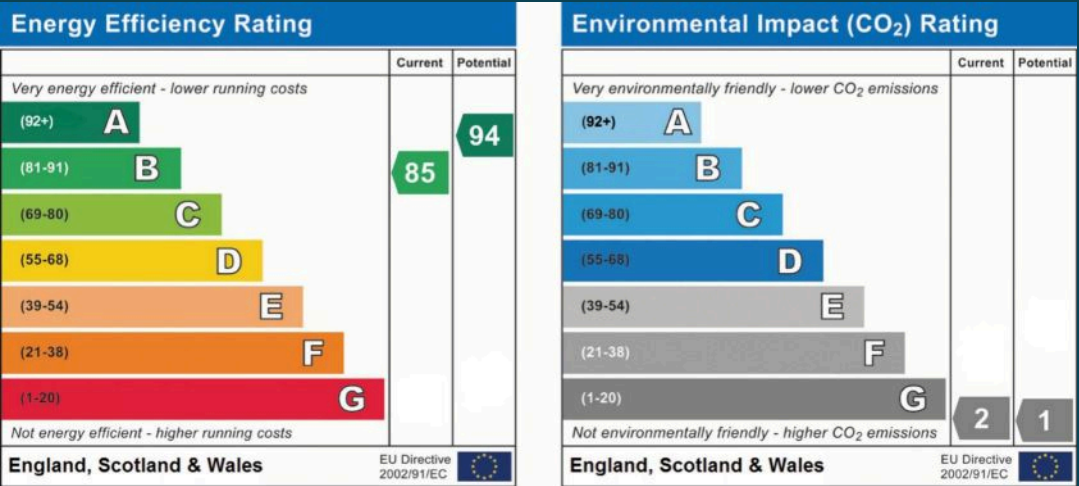
## Local Area Information

Located in the sought-after area of Aston Reach in Weston Turville, Aylesbury, this property offers the perfect blend of semi-rural charm and convenience. Aston Reach is known for its peaceful residential environment, surrounded by scenic countryside while maintaining close proximity to local amenities and transport links.

Weston Turville itself is a delightful village with a welcoming community feel, rich in history and character. The village features traditional pubs, independent shops, and beautiful green spaces, providing residents with a charming village lifestyle. Weston Turville Reservoir and Nature Reserve, just a short drive away, is ideal for leisurely walks, birdwatching, and enjoying the outdoors.

For everyday needs, Aylesbury town centre is within easy reach, offering a wider selection of shops, restaurants, and cafes, as well as a lively market square. Aylesbury also boasts excellent leisure facilities, including theatres, cinemas, and sports centres. Families are particularly well-served in the area, with well-regarded schools such as Weston Turville CE School and nearby secondary options rated "Good" by Ofsted, making it an attractive location for those with children.

Commuters will appreciate the transport connections, with Aylesbury and Stoke Mandeville train stations providing regular services to London Marylebone, and easy access to major road links including the A41, M25, and M40. This combination of rural tranquility and modern convenience makes Aston Reach in Weston Turville a highly desirable place to call home.





**Nested Aylesbury**

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