



PENWICK FURLONG

Weedon, Buckinghamshire



A LOVELY 5 BEDROOM GEORGIAN FAMILY HOME IN THE HEART OF THE VILLAGE

Penwick Furlong is a very pretty, Georgian village house with a recently converted separate annex, oak framed garage with office over and stables all set within grounds of 3.25 acres of gardens and a field with wonderful views.

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Local Authority: Buckinghamshire Council
Council Tax Band: H

Services: Mains electricity, water and drainage, oil fired central heating, solar panels currently generating an income of circa £6,000 per year
Tenure: Freehold
What3Words: active.occurs.buyers

LOCATION

Penwick Furlong is a super family house, set in the heart of this highly sought after village and its Conservation Area, with fantastic views over fields towards the Chilterns. Weedon is a very pretty Buckinghamshire village having been winner of Bucks “Best Kept Village” several times (and the current holders) with a varied cross section of attractive properties. There is an outstanding locally-owned public house, The Five Elms, run by a ‘Masterchef the Professionals’ semi-finalist and a Methodist Chapel. Weedon has a thriving and friendly village community.

Weedon is in Buckinghamshire and benefits from its renowned standards of education, with a Primary school in nearby Whitchurch (3 miles), the grammar schools – Aylesbury Grammar (boys), Aylesbury High School (girls), both Ofsted rated ‘Outstanding’, and Sir Henry Floyd grammar school (co-ed), all within 4 miles.

There is also an excellent choice of independent schooling in the region including Swanbourne House and Ashfold School (prep), and Stowe School within easy reach, now served by a new bus service passing the village.

Preschools are located in the next door villages of Hardwick or Cublington

Mainline railway services are available at Aylesbury into London Marylebone and Leighton Buzzard into Euston, and to the North West via Milton Keynes.

- Aylesbury 3 miles (London Marylebone 1 hour)
- Leighton Buzzard 8.5 miles (London Euston 30 minutes)
- Bicester 19 miles
- Heathrow airport 35 miles, Luton airport 21 miles
- (All distances and times are approximate)



PENWICK FURLONG

Penwick Furlong is a charming Georgian family home with later additions. The accommodation is as shown in the enclosed floor plans. On the ground floor the double height reception hall leads to the study (both with parquet flooring laid but currently carpeted) and conservatory beyond, also leading through the cosy snug into a good sized, south facing sitting room with two delightful bays giving access to the terrace, rear gardens and wonderful views, via French windows. The Sitting Room also benefits from a large open convection fireplace.

The large L-shaped kitchen/breakfast/family room completes the ground floor with Aga and log burner and access to the side entrance and utility room.

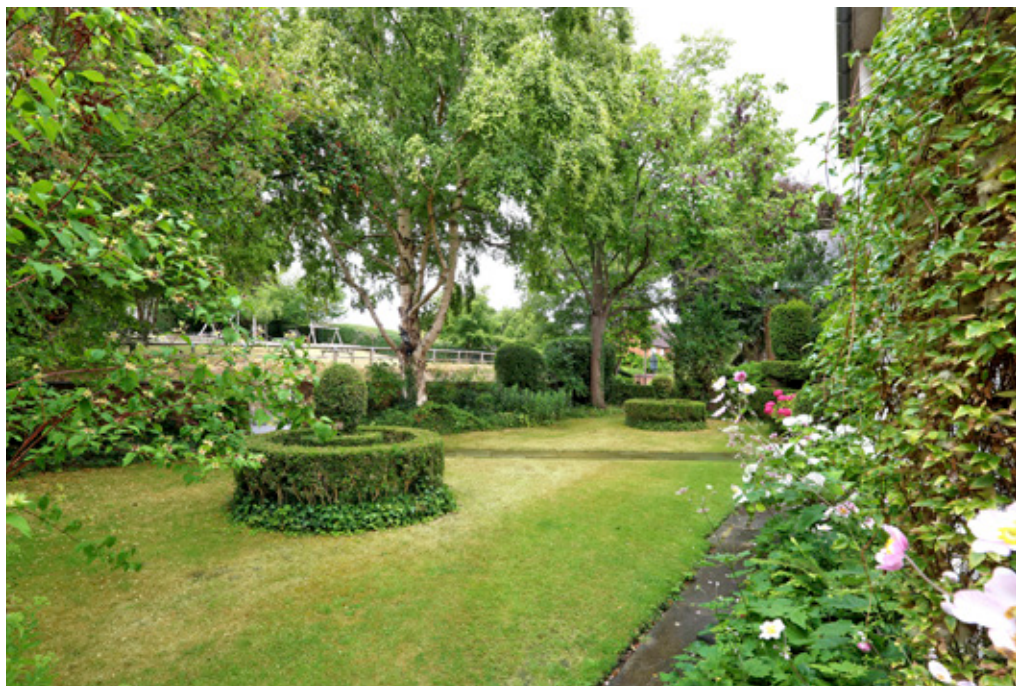
To the first floor there is a principal bedroom with en-suite, with 4 further double bedrooms and a large family bathroom.

Across the driveway is the contemporary, converted coach house with open plan living, including a shower room on the ground floor and a double bedroom on the first floor. This area is ideal for guests or could easily be used for air bnb for additional income.

The property benefits from a 10kW ground mounted solar array, discretely located out of sight in the field and which currently generate a tax free income of circa £6,000 per year, as well as providing free electricity, greatly reducing the electricity usage for the house with surplus energy available for car charging or battery, if required.









OUTBUILDINGS

Beyond the house is ample private parking with a large, oak framed double garage and equipment store to the side and a great functioning home office over. There are 3 stables plus a tack room situated between the formal gardens and paddock of approximately 2.6 acres.

GARDENS AND GROUNDS

Approached from the highway through electric gates a driveway leads between the house and annexe and down to the garages and parking beyond. The gardens to the rear are mainly lawned with apple, pear and damson trees, beyond the gardens are the stables and solar panels leading to the paddocks. In all the gardens and grounds extend to around 3.25 acres.



Approximate Gross Internal Area
Ground Floor = 138.2 sq m / 1,487 sq ft
First Floor = 113.8 sq m / 1,225 sq ft
Annexe = 47.5 sq m / 511 sq ft
Garage = 87.4 sq m / 941 sq ft
Stable Block = 56.0 sq m / 603 sq ft
Total = 442.9 sq m / 4,767 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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