



**Connells**

Wendover Road  
Weston Turville AYLESBURY



# Wendover Road Weston Turville AYLESBURY HP22 5TJ

for sale offers over  
**£1,600,000**



## Property Description

Tucked away in a private location with gated entrance and a generous driveway overlooking stunning gardens with private tennis court. This well presented family home is spread over a substantial plot offering light and airy accommodation.

The property comprises of a spacious entrance hall with stairs leading to the first floor. On the first floor there is a generous second bedroom, study and family bathroom with ample loft space. The ground floor houses three further double bedrooms, snug and sitting room, along with a large open plan kitchen, fitted with high end integrated appliances. Property also boasts three reception rooms, accompanied by additional utility room with a sink and drainer and fitted wall and base units. The property also benefits from gas fired central heating and double glazing.

Spread across approx. three quarters of an acres this spectacular family home has far reaching views and close proximity to A41 and direct line to London.

The garden wraps around the property and is mainly laid with lawn with the rear garden again planted with mature shrubs and trees. Finishing with a generous double garage and shed for additional storage needs, as well as an electric car charging port

Call CONNELLS to arrange a viewing!

## Entrance Hall

Door to front

## Lounge (ground Floor)

24' 8" max x 15' 6" max ( 7.52m max x 4.72m max )

Fireplace, Window to rear, Window to side, Patio doors to front

## Dining Room (ground Floor)

14' 9" max x 10' 11" max ( 4.50m max x 3.33m max )

Bay window to front

## Reception Room Three/Snug (gf)

15' 2" x 10' 11" ( 4.62m x 3.33m )

Window to side, Door to kitchen

## Kitchen (ground Floor)

15' 3" max x 13' 8" max ( 4.65m max x 4.17m max )

Window to side, Window to hallway, Wall and base units, Double gas cooker, Electric oven, Cooker hood, Sink/drain

## Utility Room (ground Floor)

15' max x 9' 7" max ( 4.57m max x 2.92m max )

Window to side, Window to front, Fitted wall and base units, Sink/drain

## Bedroom One (ground Floor)

14' 5" max x 10' 11" max ( 4.39m max x 3.33m max )

Bay window to side

### Bedroom Two (first Floor)

16' 7" max x 15' 5" max ( 5.05m max x 4.70m max )

Window to side x2

### Bedroom Three (ground Floor)

14' 10" max x 11' 11" max ( 4.52m max x 3.63m max )

Window to rear, Window to front

### Bedroom Four (ground Floor)

11' 10" max x 9' 9" max ( 3.61m max x 2.97m max )

Window to front, Sink

### Bathroom (ground Floor)

Window to front, Bath, Shower, WC, WHB

### Study (first Floor)

17' 5" max x 16' 1" max ( 5.31m max x 4.90m max )

Window to front, Three cupboards

### Bathroom (first Floor)

Bath, WC, WHB, Sky light, Units

### Rear Garden

Tennis court. Trees to border, Lawn, Patio

### Parking

Driveway and Gated Entrance















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312152](http://connells.co.uk/Property/ALS312152)**



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