



Pennant Cottage, 33 Church Lane, Weston Turville, Buckinghamshire HP22 5SJ



brown & merry

Country House
& Farm Sales

Pennant Cottage is located on Church Lane in the heart of beautiful Buckinghamshire village of Weston Turville. Set on the edge of the Chiltern hills this character cottage has a wealth of charm coupled with huge potential.

The quintessential gated front garden and path leads you to the Cottage's timber front door.

ENTRANCE

Entering through the front door you the entrance hall leads through to the kitchen/dinner to the left and lounge to the right.

LOUNGE

A charming sitting room is oozing with character and has windows to the front aspect, exposed beams, feature inglenook fireplace and stairs to the first floor.

KITCHEN/DINING ROOM

The kitchen is fitted with a range of wall and base units, it was intended that this room would open through to the extension. Window to the front aspect, door to bathroom, utility area and rear lobby with wc. There is also a fire place and exposed beams.

UTILITY ROOM

A range of units with work surface over, single sink and drainer.

BATHROOM

Bath with shower over, wash hand basin, window to the front aspect. The W/C separate.

THE EXTENSION

Built approximately 30 years ago to an extremely high standard and blending sympathetically with the original cottage the space was intended to be a large open plan kitchen, garden Room and a Master Bedroom with en-suite shower room. The extension just requires internally finishing.

PROPOSED KITCHEN/DINER



Tiled floor, plaster and beamed walls window to rear aspect, access to loft space. Door to master bedroom, double doors to the garden and a door to garden / sitting room.

PROPOSED GARDEN ROOM

Tiled floor, beams to walls and ceiling, double doors to rear



garden. The intention was to open this space to the sitting room by the stairs the original cottage.

PROPOSED MASTER BEDROOM

Tiled floor, beams to walls and ceiling, windows to rear aspect, door to en-suite shower room, which is fully tiled and plumbed ready for shower, w/c and wash hand basin. There is also loft access above.



BEDROOM TWO

Located in the original cottage, a good sized double bedroom with exposed beams, a window to front aspect and potential for an en-suite/dressing room to the far end.

BEDROOM THREE

A cosy double with exposed beams and a window to front aspect.

EXTERNAL

To one side of the property you will find electric gates providing private access to the driveway which leads to the rear of the cottage where there further gates accessing the property from the rear. Once inside the gate you will find three large garages/outbuildings, which could be used for storage and garaging. The remainder of the walled garden is laid to lawn with established trees and flower borders and is a real asset to the cottage.

LOCATION

Well located in the heart of Weston Turville village which is situated almost midway between Wendover and the county town of Aylesbury. The village offers a number of local shops, which cater for most day-to-day needs and are all within walking distance. There is also a local primary school, three public houses, a rugby club, popular golf club and reservoir for sailing and angling. There is a choice of railway stations at either Wendover or Stoke Mandeville for London Marylebone or from Tring station to London Euston. The county town of Aylesbury is approximately three miles distant providing a good range of shopping and entertainment facilities, together with grammar schools. The A41 offers a swift connection with the M25 (Junction 20) and M1

EDUCATION

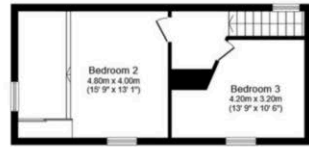
Buckinghamshire has been renowned for its schooling for many years, Weston Turville has a popular primary school, in addition Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the

well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.

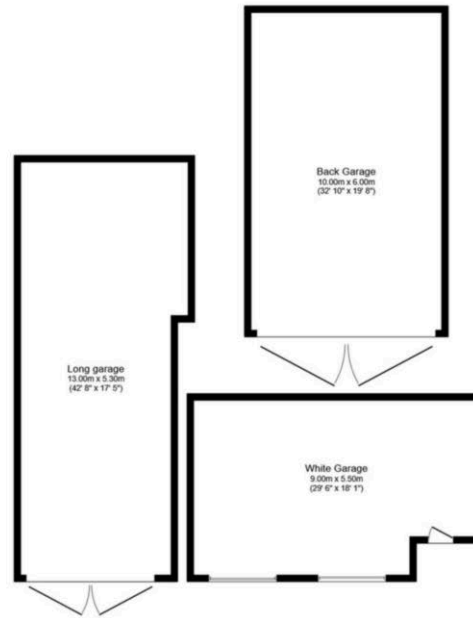




Ground Floor



First Floor



Outbuilding

Total floor area 307.9 sq.m. (3,314 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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