



The Old Dairy Farm

| Weston Turville | Buckinghamshire | HP22 5AB



The Old Dairy Farm

| Weston Turville | Buckinghamshire | HP22 5AB

Williams Properties are delighted to welcome to the market this imposing four bedroom detached bungalow, located in the Parish of Weston Turville. Set just off the Aston Clinton Road and surrounded by fields, this property consists of a living room, two sunrooms, two kitchens, four bedrooms, two bathrooms and a separate WC. Outside offers a superb large rear garden, double garage & ample driveway parking. Viewing comes highly recommended on this spacious home.

Offers in excess of £650,000

Weston Turville

Sought-after village of Weston Turville, which lies almost midway between the market town of Wendover and the county town of Aylesbury. This popular village offers local shops which cater for most day-to-day needs. There is also a local school, three public houses, a rugby club, popular golf club and nearby 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 for 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.

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

Mains drainage, electric and water. Please note No mains gas (Oil Heating)

Entrance Hall

Enter through the front door into the entrance hall with doors to the wc, kitchen, living room, sunroom, all bedrooms and bathroom.

WC

WC is fully tiled and comprises a hand wash basin, low level wc and a heated towel rail.





- Detached Bungalow
- Double Garage & Driveway
- Sought After Village Location
- Spacious Accommodation Throughout
- Four Bedrooms
- Large Rear Garden
- Excellent Road Links To A41
- Viewing Highly Advised

Living Room

Living room consists of dual aspect windows, feature log burner, wood effect flooring, light pendants to ceiling, radiators and space for a sofa set, dining table and chairs and other furniture.

Sun Room

Sun room consists of windows overlooking the rear garden, tiled flooring, radiator, spotlights and French doors to the garden. Space for a range of furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap and window over, inset electric hob, inset double oven, space for dishwasher and American style fridge/freezer. Kitchen island with space for bar stools. Door to storage cupboard and door to an additional kitchen.

Bathroom

Bathroom is fully tiled and comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle, heated towel rail and a frosted window.

Sun Room

Sun room consists of windows to the surround, wall lights, radiator and space for a range of furniture. Doors to a bedroom and leading out to the garden.

Bedroom

Bedroom consists of built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed and other furniture.



The property is located in the parish of Weston Turville, between Aylesbury and Wendover with a bus route linking both. There is a combined infant and junior school, small parade of shops, well attended church, three pubs/restaurants, a golf club and a village hall.



Bedroom

Bedroom consists of built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of dual aspect windows, carpet laid to floor, light fitting to ceiling, radiator and space for a king size bed and other furniture.

Bathroom

Bathroom is fully tiled and comprises a low level wc, hand wash basin unit with built in storage units, bathtub with shower attachment, heated towel rail, walk in shower cubicle and access to the loft space.

Rear Garden

Block paved patio area's lead to an expanse of lawn, fully enclosed with shrubs, established trees.

Double Garage & Driveway

Double garage with light and power. Block paved driveway with parking for multiple vehicles.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

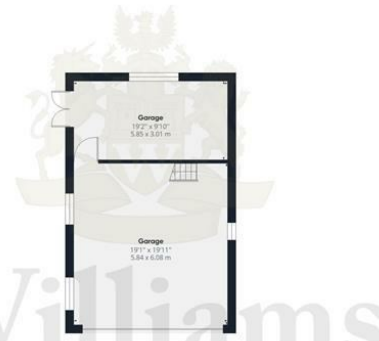
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		56	73
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(19-59) D			
(9-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

2508.76 ft²
233.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.