



Brook End House Brook End

Weston Turville | Aylesbury | Buckinghamshire | HP22 5RF



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Williams Properties are delighted to welcome to the market this imposing five bedroom detached house, located in the village of Weston Turville. The property is just over 2500 sq. ft and consists of two large reception rooms, an open plan kitchen/diner, large utility, downstairs cloakroom, five double bedrooms, four of which feature walk in wardrobes, a family bathroom, two en suite bathrooms and an integral double garage. The plot is approximately 1/5 of an acre and the outside area features a wrap around garden comprised of a large enclosed patio and a grass lawn area, driveway parking for multiple vehicles leading from the electric gated access.

Offers in excess of £900,000

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 G

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance

A prestigious entrance with brick pillars and double gates opening up to the generous brick paved driveway providing parking for several vehicles and leading up to the front door of the house and integrated double garage.

Integral Garage & Driveway

There is an integral double garage with electric up-and-over door, power, lighting and a courtesy door to hallway. There is a driveway leading to the garage and front of the property with space for multiple vehicles.

Entrance Hall

Enter through the front door into this entrance hall is comprised of tiled flooring, a skylight window to the ceiling, a wall mounted light and doors to the integral garage and hallway.



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- Weston Turville
- Gated Entrance
- Master Bedroom with En-Suite & Walk-in Wardrobe
- Multiple Reception Rooms
- A Large Executive Home
- Integral Double Garage
- 5 Double Bedrooms
- Immaculate Order Throughout

Hallway

This entrance hallway is comprised of wood effect flooring, fitted lights to the ceiling, a wall mounted radiator, carpeted stairs rising to the first flooring and doors leading to the kitchen/diner, lounge, office and cloakroom.

Cloakroom

This downstairs cloakroom is comprised of a frosted window, fitted light to the ceiling, a wall mounted radiator, low level w/c and a hand wash basin with hot & cold taps.

Kitchen/Diner

This open plan kitchen / diner is comprised of tiled flooring, studio spotlights to the ceiling, French double doors leading to the garden, a window to the side aspect and the kitchen is comprised of a range of wall and base mounted units including an inset basin with a mixer tap and draining board, inset microwave, extractor and plumbing and space for a dishwasher, oven and stove. Ample space for dining room furniture and open plan access to the utility room.

Utility

This utility room features a wall mounted radiator, tiled flooring, fitted light to the ceiling, a door to the side aspect, tiling to splash sensitive areas and a range of wall an base mounted units including a basin with mixer tap, inset fridge/freezer and plumbing and space for washing machines. Features a cubby hole for pets.

Reception Room

This reception room is located to the front of the property, featuring an exposed brick fireplace with a log burner, wood effect flooring, three wall mounted radiators, a range of pendant, studio spotlight and fitted lights to the ceiling, a window to the front aspect, partially vaulted ceilings and multiple skylight windows to the ceiling. Ample space for your desired furniture.

Living Room

This living room features wood effect flooring, a wall mounted radiator, pendant lights to the ceiling and fitted lights to the rear wall, window to the side aspect and space for a sofa set and other lounge 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.



Office / Reception Room

This office reception room is comprised of a pendant light to the ceiling, carpeted flooring, a wall mounted radiator and a door to the side aspect. Space for office or reception room furniture.

First Floor Landing

This landing features an upper and low level, featuring carpeted flooring, pendant lights to the ceiling and the lower level featuring a door to the family bathroom, and the upper level features doors to three double bedrooms.

Bathroom

This bathroom is comprised of tiling to the flooring and walls, spotlights to the ceiling, a panelled bathtub with an overhead shower and H&C taps, a heated towel rail, half vaulted ceiling and a hand wash basin with a mixer tap.

Bedroom

This master bedroom is comprised of carpeted flooring, two windows to the rear aspect, two wall mounted radiators, an inset wardrobe, pendant light to the ceiling, a walk in wardrobe with spotlights to the ceiling and a door to the en suite bathroom and space for a king size bed and other bedroom furniture.

En Suite

This en suite bathroom is comprised of tiled flooring, spotlights to the ceiling, a wall mounted radiator, low level w/c, fully tiled walls, a panelled bathtub, hand wash basin and an enclosed shower unit.

Bedroom

This bedroom is comprised of carpeted flooring, two windows to the side aspect, a wall mounted radiator, wall mounted lights and a pendant light to the ceiling and doors to an inset walk in wardrobe. Space for a king size bed and other bedroom furniture.

Bedroom

This bedroom features carpeted flooring, a wall mounted radiator, window to the rear aspect, pendant light to the ceiling, an inset wardrobe, and doors to an en suite and walk in wardrobe. Space for a double bed and other bedroom furniture.

En Suite

This en suite bathroom is comprised of tiled flooring, frosted window, fitted light to the ceiling, a heated towel rail, hand wash basin with H&C taps, a low level WC and an enclosed shower unit.

Second Floor Landing

This second floor landing features carpeted flooring, a pendant light to the ceiling, a skylight window to the ceiling and doors to two bedrooms and a storage cupboard.

Bedroom

This bedroom is comprised of carpeted flooring, a wall mounted radiator, window to the front aspect, skylight window to the rear aspect, a pendant light to the ceiling and space for a double bed and other bedroom furniture.

Bedroom

This double bedroom is comprised of carpeted flooring, wall mounted lighting, triple aspect windows to the side aspect and skylight windows to the front and rear aspects, a wall mounted radiator, space for a double bed and an archway to space for additional furniture.

Garden

The large wrap around garden has access from multiple rooms within the house and features a large enclosed patio area with ample space for garden furniture and grass lawn laid to the remainder.

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 | Proposed |
|---|--|-------------------------|----------|
| Very energy efficient - lower running costs | | | |
| (92-100) 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Proposed |
|---|--|-------------------------|----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (02-10) A | | | |
| (11-17) B | | | |
| (18-27) C | | | |
| (28-38) D | | | |
| (39-47) E | | | |
| (48-55) F | | | |
| (56-63) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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Approximate total area⁽¹⁾

2502.18 ft²
232.46 m²

Reduced headroom

150.01 ft²
13.94 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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.