



1 Bridleway

| Weston Turville | Buckinghamshire | HP22 5SU



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Williams Properties are delighted to welcome to the market this Stunning four bedroom detached house, located in the village of Weston Turville. The property is just over 2100 sq. ft and consists of two reception rooms, an large open plan kitchen/diner, utility, downstairs cloakroom, Four double bedrooms, The master featuring a walk in wardrobe, a family bathroom, two en suite bathrooms. The area features a wrap around garden comprised of a patioed area and grass laid to lawn area, driveway parking for multiple vehicles.

Guide price £950,000

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

Driveway

There is a driveway parking to the front with space for multiple vehicles. Electric car charger installed.

Entrance Hall

This spacious entrance hall is comprised of Amtico flooring, ceiling lightings and solid oak doors leading to all rooms on the ground floor.

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 mixer tap.





- Four Double Bedrooms
- Master Bedroom with Dressing Room & En-Suite
- Good sized garden & planning permission to extend
- Superb kitchen / dining / family room
- Large reception hall with galleried landing
- Double aspect living room
- Family Bathroom & second en-suite shower room
- Driveway Parking for 3-4 cars
- Family Room / Study

Kitchen/Diner

This large open plan kitchen / diner is comprised of Amtico flooring, studio spotlights to the ceiling, French sliding 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, breakfast Island with an induction hob and extractor and integrated dishwasher, built in fridge, built in freezer, two double ovens and two grills with ample space for dining room furniture.

Utility

This utility room features a wall mounted radiator, Amtico flooring, spotlights to the ceiling, a door to the rear aspect, a range of wall and base mounted units including a basin with mixer tap, integrated washing machine.

Family Room / Study

This reception room is located to the rear of the property, spotlights to the ceiling, Amtico flooring, wall mounted radiator, a window to the rear aspect over looking the garden. ample space for your desired furniture for the games room or study space.

Living Room

This spacious living room is comprised of carpeted flooring, two wall mounted radiators, a large window to the front aspect, spotlights to the ceiling, large media unit covering the whole rear wall with storage options, French sliding double doors leading to the garden. There is ample space for a sofa set and other living room furniture.

First Floor Landing

Carpeted stairs rising to the first floor landing, ceiling lightings and solid oak doors leading to Four bedrooms and the family bathroom. window to the front aspect.

Family Bathroom

The bathroom is comprised of Amtico flooring, spotlights to the ceiling, frosted windows to the rear aspect, heated towel rail, a bathtub with mix tap, low level WC, a hand wash basin vanity unit with a mixer tap, integrated double shower.



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

This bedroom is comprised of carpeted flooring, a window to the front aspect, two pendant lights, a wall mounted radiator, ample space for a King size bed and other bedroom furniture.

Bedroom

This bedroom is comprised of carpeted flooring, a window to the rear aspect, an double wardrobe, pendant lighting to the ceiling and door to the en suite. Plenty of space for a king size bed and other bedroom furniture.

En suite

En suite from bedroom two comprises an enclosed double shower cubicle, hand wash basin unit with wc, radiator and frosted window.

Bedroom

This bedroom features carpeted flooring, a window to the front aspect, spotlights to the ceiling, a wall mounted radiator, ample space for a King size bed and other bedroom furniture.

Bedroom

This Master bedroom is comprised of carpeted flooring, two windows to the rear aspect, two wall mounted radiators, 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 super king size bed and other bedroom furniture.

Master En suite

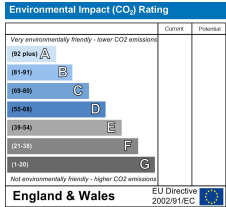
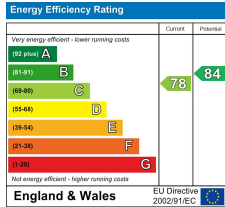
This en suite bathroom is comprised of Amtico flooring, spotlights to the ceiling, built in TV and built in sound system, a wall mounted radiator, low level w/c, fully tiled walls, a panelled bathtub, hand wash basin and an enclosed shower unit.

Garden

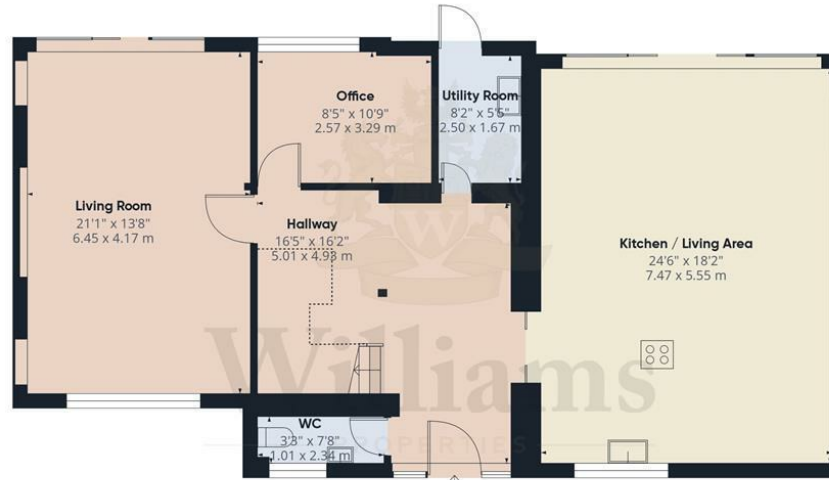
This generous sized enclosed rear garden features large patio area leading directly from the kitchen/diner boasting a perfect place to relax in the sun. rear access to the utility room and living room, double gates to the side aspect of the property for additional parking and/or storage. There is lawn laid to the remainder.

Planning Permission

There is planning permission for a double storey extension to the side of the property including a games room, two bedrooms and bathroom







Floor 0



Floor 1



Approximate total area^m

2169 ft²

201.4 m²

Reduced headroom

46 ft²

4.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.

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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.