



PORTFOLIO
from


brown & merry

Brook End, Western Turville, Buckinghamshire, HP22 5RF

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This former pub has been thoughtfully renovated throughout & is located in the popular Buckinghamshire village of Western Turville



Entrance Hall

Leading through from the front door the entrance hall opens out into the lounge and dining room. There are also doors leading to the kitchen and bedroom five as well as stairs leading to the first floor.

Dining Room

With carpeted flooring, dual aspect windows to the front and side aspects.

Lounge

The lounge is spacious and has a window to the side aspect and French doors leading out to the side patio. The flooring is tiled and there is a fireplace with a multi-fuel burner.

Kitchen

With a range of both wall and floor standing units there is also worktops, a built in double oven, space for dishwasher and washing machine, a stainless steel sink and drainer unit. Window to the side aspect and tiled flooring.

Bedroom Five/Study

Situated to the front of the property there is carpeted flooring, a window to the front aspect and a radiator.



Landing

The landing has a window to the side aspect, doors to all bedrooms, bathroom and airing cupboard.

Master Bedroom

With dual aspect windows to the front and side aspects, carpeted flooring, radiator and door to the en-suite.

En-suite

The en-suite has a built in shower cubicle, wash hand basin and W/C, tiled flooring and walls and a heated towel rail.

Bedroom Two

With carpeted flooring, radiator and two windows to the side aspect.

Bedroom Three

With a window to the front aspect, carpeted flooring and a radiator.

Bedroom Four

With dual aspect windows to both the side and rear, carpeted flooring and a radiator.

Family Bathroom

This four piece bathroom has a large shower cubicle, bath with mixer tap, wash hand basin and W/C, part tiled walls and tiled flooring, a heated towel rail and a window to the rear aspect.

Outside

To the front there is off street parking for several cars, a front paved garden area with fencing to three sides. To the side and leading to the rear is a side gate. patio area which leads on to the large lawn with mature trees, shrubs and bushes.



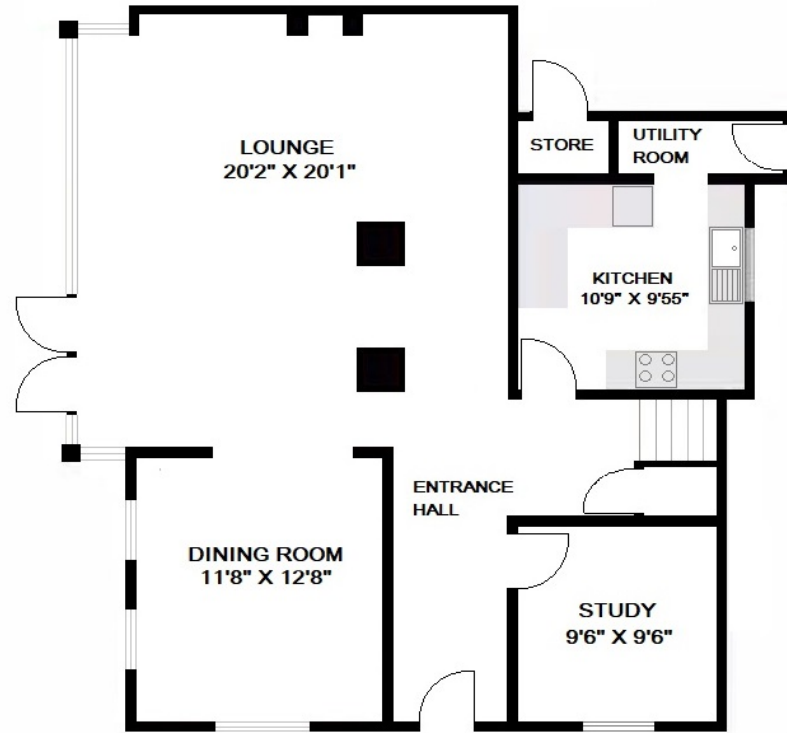


Location

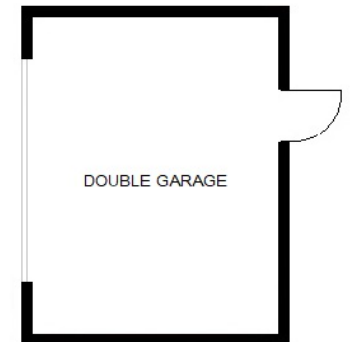
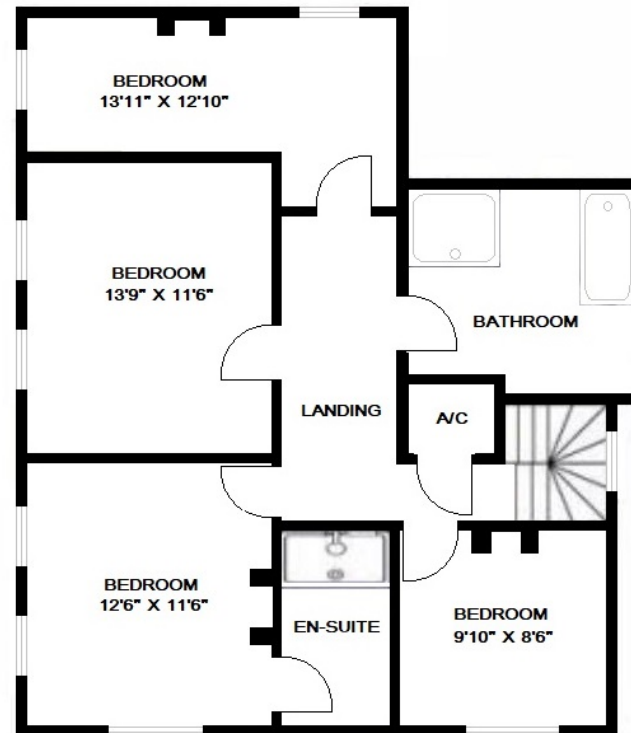
The property is situated in the village of Aston Clinton, at the foot of the Chiltern Hills. Aston Clinton has a village shop, a choice of public houses, restaurants, doctor's surgery and dentist. There are numerous clubs and activities, including good sporting facilities at Aston Clinton Park. The nearest market town is Tring, which offers a comprehensive range of shopping facilities, including Tesco and Marks & Spencer food hall. There is easy access to the A41 which connects with Junction 20 of the M25. Tring Station offers a frequent service to London Euston (35 mins). Wendover offers an alternative service to London Marylebone (55 mins).



GROUND FLOOR
906 sq.ft. (84.2 sq. m) approx.



FIRST FLOOR
818 sq.ft. (76.0 sq. m) approx



welcome to Brook End, Western Turville, Buckinghamshire, HP22 5RF

This four/five bedroom family home has lots to offer in terms of living accommodation and further potential for improvement (subject to planning). With two/three reception room and a good sized garden this is a property not to be missed.

Guide Price

£740,000

- NO ONWARD CHAIN
- FOUR/FIVE BEDROOMS
- TWO/RECEPTIONS ROOMS
- OFF STREET PARKING & DOUBLE GARAGE

Tenure: Freehold

EPC Rating: D

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To find out more information or to arrange a viewing call

01296 624444

or email wendover@sequencehome.co.uk

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brownandmerry.co.uk

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