



PORTFOLIO
from


brown & merry

190b Wendover Road, Weston Turville

190b Wendover Road, Weston Turville, Buckinghamshire HP22 5TG

Located on the edge of Weston Turville village 190b Wendover Road is a well maintained and thoughtfully extended detached family home offering bright and spacious accommodation over two floors, gardens front and rear.



Entrance Hall

The front door opens to the entrance hall, stairs to the first floor, doors to all rooms and the cloakroom. Large understairs storage cupboard, door to garage.

Sitting Room

15'1 x 10'10 Max

A bright room with doors to the conservatory, feature fireplace with log burning stove and quarry tiled hearth.

Dining Room

10'10 x 10'6 Max

A versatile room which is currently used as a spacious home office, it would make a lovely formal dining room or an additional bedroom if required, window to the front aspect.

Kitchen / Breakfast Room

14'5 x 10'6 Max

The kitchen has been fitted with a generous range of wall and base units with complementary worksurfaces over, space for Range cooker, extractor over, stainless sink and drainer, space for fridge freezer, space and plumbing for a washing machine, integral dishwasher, window and French doors to the conservatory.



Garden Room

23'7 x 10'2 Max

A great versatile space, brick and timber built with a tiled roof and two velux roof lights and glazed windows and French doors overlooking the rear garden, tiled floor, perfect for all year round entertaining.

Cloakroom

Low level wc and wash hand basin, window to the side aspect.

First Floor Landing

Doors to all bedrooms and the family bathroom.

Master Bedroom

15'5 x 8'6 Max

A generous double bedroom, window overlooking the rear garden door to en-suite shower room.

En-suite shower room

Recently re-fitted with a large walk in shower and combination vanity unit with wc and sink, heated towel rail, window to rear aspect.

Bedroom Two

11'6 x 10'10 Max

A bright double bedroom with window overlooking the

rear garden and views over farm land beyond.

Bedroom Three

13'8 x 8'6 Max

A cosy double bedroom with window to the front aspect.

Bedroom Four

10'10 x 7'10 Max

A bright room with window to the front aspect.

Family Bathroom

Recently refitted with a white suite, bath with shower over, combination vanity unit with basin and wc, window to side aspect.

Garage

16'9 x 7'10 Max

Integral garage with power and light, door to hall and metal up and over door to the front drive.

Outside

The large rear garden is a real asset to this lovely family home and backs onto woodland with open farm land beyond, the garden is mainly laid to lawn and enclosed by mature hedging and panelled fencing, flower borders and specimen trees, there is a paved patio abutting the house, ideal for al fresco dining, gated access to the front of the property.

To the front ; The property is set well back from the road, a gravel driveway, provides parking for several vehicles and leads to the garage, a generous area of lawn with specimen trees and mature heading to the front.

Location

Well located on the edge 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





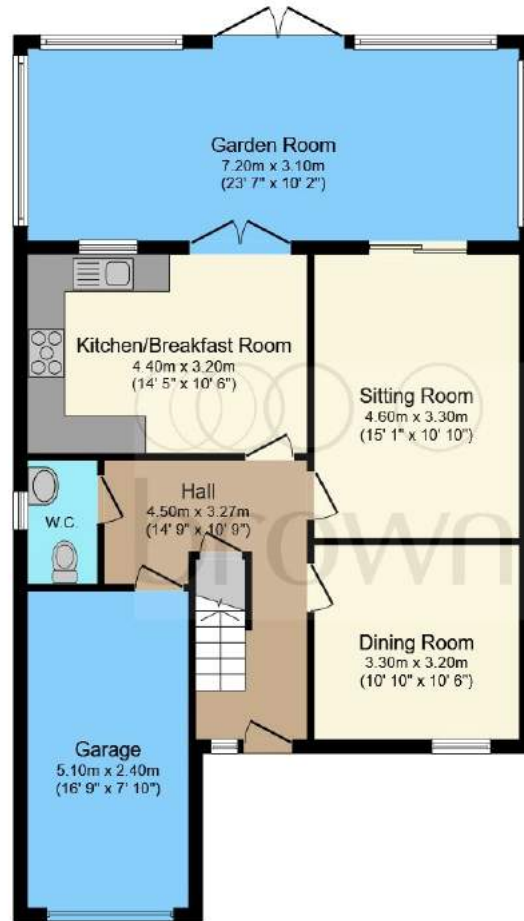
primary school, three public houses, a rugby club, popular golf club and reservoir for sailing and angling. There is a choice of railway stations at either Wendover or Stoke Mandeville for London Marylebone or from Tring station to London Euston. The county town of Aylesbury is approximately three miles 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

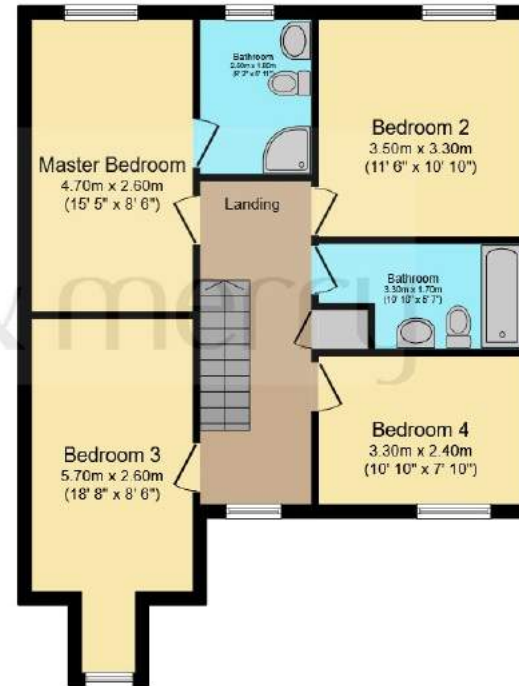
Buckinghamshire has been renowned for its schooling for many years. There is a strong selection of schools;

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 School and Tring Park School for The Performing Arts.





Ground Floor



First Floor

Total floor area 161.1 m² (1,734 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

190b Wendover Road, Weston Turville, Buckinghamshire HP22 5TG

A substantial family home offered in great condition throughout, with generous family accommodation in a convenient location, the house is set on the edge of Weston Turville and Stoke Mandeville villages both offering local shops, pubs and restaurants. Wendover, Tring and Aylesbury schools and stations are all within a ten minute drive

whilst Stoke Mandeville station is within walking distance.

Guide Price

£800,000

- Four Bedrooms
- Three Reception Room
- Two Bathrooms
- Substantial Gardens

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@brownandmerry.co.uk

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