



PORTFOLIO
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brown & merry

Church Lane, Weston Turville, Buckinghamshire

1a Church Lane, Weston Turville, Buckinghamshire HP22 5SQ

A stunning newly constructed Cottage Style home, offering exceptional accommodation over two floors, three double bedrooms, two bathrooms, hand built kitchen with built in appliances, utility room, bespoke hand built oak and glass staircase, stunning open plan reception room. Driveway parking for several vehicles and a large secluded rear garden.



Entrance

An attractive Oak framed porch leads to the front door, which in turn opens to a generous reception hall, a bespoke hand built oak and glass staircase rises to the first floor accommodation. Door to the ground floor master bedroom, door to WC and double doors to the main reception room.

Reception Room

21'7 x 19'2 max

A truly stunning reception room with a large ceiling lantern and bi-fold doors to the rear aspect, which flood the room with natural light, a feature brick fire surround and oak lintel create a lovely focal point to this versatile entertaining space, wood effect flooring with under floor heating, two amazing pure crystal chandeliers and additional low voltage spot lights create ambient lighting. TV point and C.A.T. 6 cabling for fast connection.

Kitchen / dining area

20'11 x 11'11 Max

The kitchen has been hand built with an extensive range of hand painted wall and base units with complementary work surfaces over, built in Neff hide and slide oven, Neff



combi oven and microwave, Neff induction hob with Elica extractor fan over, integrated Beko fridge / freezer, integrated Indesit dishwasher, sink and drainer. Window to side aspect.

Utility

8'5 6'10 Max

Hand built wall and base units with integrated Hoover washing machine and indesit tumble dryer, door to side.

WC

Low level WC bespoke sink unit.

Master bedroom

14'1 x 10'2 max

A bright and spacious room with window to front aspect, wood effect flooring with underfloor heating. TV point.

En-suite

A beautifully appointed shower room, with bespoke wash basin unit, low level wc and heated towel rail, window to rear aspect.

On the first floor a spacious landing with doors to all rooms, window to the front aspect.



Bedroom 2

14'4 x 10'2 Max

A bright and spacious double aspect room with windows to front and rear, carpeted floor. TV point,

Bedroom 3

14'4 x 10'2 max

Double aspect bedroom with windows to front and rear, carpeted flooring, TV point.

Family bathroom

Fitted to a high specification, low level wc, wash hand basin and bath with shower attachment, tiled walls and floor, heated towel rail, window to rear aspect.

Outside

To the front of the property is a large stoned driveway providing parking for several vehicles, gated access to both sides of the property, paneled fencing and a low level brick wall and hedge to the front. The rear garden is fully enclosed with panelled fencing, gated access to both sides plus two large storage areas. The remainder of the garden is mainly laid to lawn with a large paved terrace abutting the house and accessed from the bi-fold doors, ideal for Al-fresco entertaining, the immaculate lawn is edged with well stocked flower borders and specimen plants, there is also a base for a large garden shed.

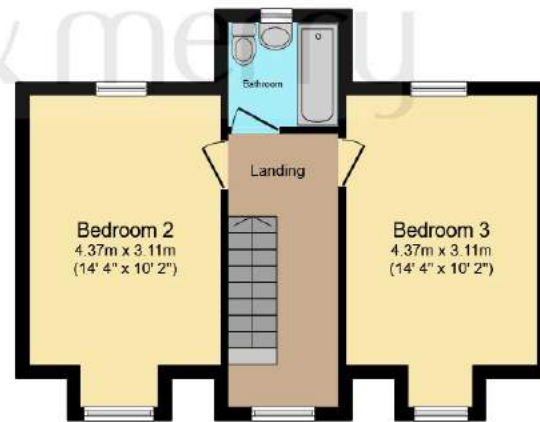
Location

Well located in the heart 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.





Ground Floor



First Floor

Total floor area 133.1 m² (1,433 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 Church Lane, Weston Turville, Buckinghamshire

An exceptional detached home which has been built to an extremely high standard offering a perfect balance of contemporary yet practical living space over two floors. 1a Church Lane was built in 2023 to an exceptionally high standard and comes with a 10 year New Build Warranty Guarantee. The property also has Midea 8kw Air Source Heat Pump which links to the underfloor heating and the domestic hot water. NEO heating system. Ring video door system, H.I.K vision CCTV with external cameras and full alarm system with PIR monitors and door sensors. The whole house has been "colour drenched"

including all woodwork, glass window sills and bespoke painted wooden shutters throughout.

Guide Price

£850,000

- Newly constructed
- Bespoke kitchen and bathrooms
- Three double bedrooms
- Secluded rear garden.

Tenure: Freehold

EPC Rating: B



To find out more information or to arrange a viewing call

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