



**PORTFOLIO**  
from **brown & merry**

Medlar Street, Weston Turville, Buckinghamshire HP22 5YQ

# Medlar Street, Weston Turville, Buckinghamshire HP22 5YQ

*This superb five bedroom family home is situated in the highly sought after village of Weston Turville.*



## Entrance Hall

The front door opens to the inviting entrance hall, stairs to the first floor, doors to kitchen, lounge, dining room and cloakroom.

## Lounge

15'9" x 14'1" (4.80m x 4.30m)

A bright and airy room with a large bay window to the front aspect, door to the entrance hall, wood effect flooring and a radiator.

## Dining Room

14'5" x 10'6" (4.39m x 3.20m)

The dining room has French doors leading out to the landscaped garden to the rear, wood effect flooring and a radiator.

## Kitchen/Breakfast Room

22'10" x 13'10" (6.74m x 4.22m)

The kitchen has been fitted with a generous range of wall and base units with complementary worksurfaces over, built in double ovens, large gas hob with extractor over, double sink, integrated fridge freezer and other appliances, storage cupboard, wood effect flooring, windows and French doors to the rear garden and its entertaining space.



## Utility Room

6'3" x 5'7" (1.91m x 1.71m)

This great additional space gives you a range of storage cupboards, work surfaces, sink and drainer, door leading out to the rear garden and wood effect flooring.

## Cloakroom

Low level w/c and wash hand basin and a heated towel rail.

## First Floor Landing

Doors to all bedrooms and the family bathroom.

## Master Bedroom

17'2 x 14'1 Max (5.22m x 4.30m)

A generous double bedroom with a bay window to the front overlooking the front garden, fitted wardrobes and a door to the en-suite shower room.

## En-suite shower room

With a bath with shower over, wash hand basin, low level W/C, heated towel rail, window to side aspect.

## Bedroom Two

13'5" x 10'7" Max

A bright double bedroom with window overlooking the rear garden, door to the en-suite and fitted wardrobes.

## En-suite to bedroom two

The en-suite comprises of shower cubicle, wash hand basin, low level w/c, heated towel rail and a window to the rear aspect.

## Bedroom Three

12'0" x 11'3" Max

A bright room with window to the rear aspect.

## Bedroom Four

11'5" x 10'1" Max

Bedroom four has a window to the rear aspect, carpeted flooring and a radiator.

## Bedroom Five

12'8" x 7'2"

The fifth bedroom has a window to the front aspect, carpeted flooring and a radiator.

## Family Bathroom

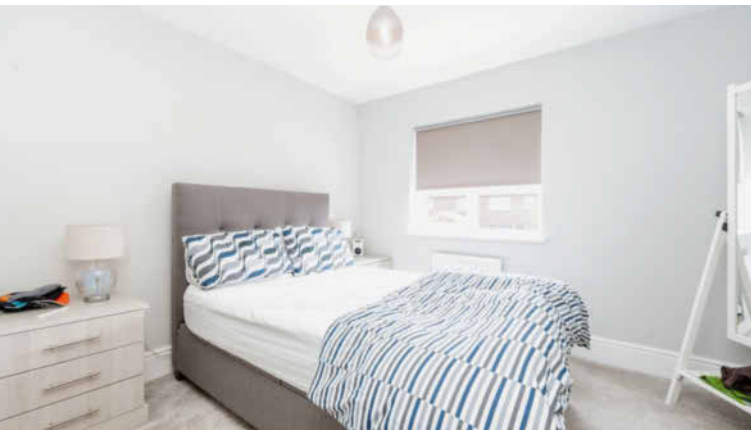
The family bathroom has a bath with shower over, wash hand basin, W/C, heated towel rail and a window to the side aspect.

## Garage

17'7" x 16'6"

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





### Outside

The large rear garden is a real asset to this lovely family home and has been beautifully landscaped to give the whole family a place to enjoy. With mature planting, flower borders and specimen trees, there is also a variety of paved patio areas ideal for al fresco dining or a quiet get away. There is gated access to the front of the property.

To the front ; The property has driveway, which provides parking for several vehicles and leads to the double garage, a generous landscaped area with specimen trees, mature planting and a patio all over looks the open area 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

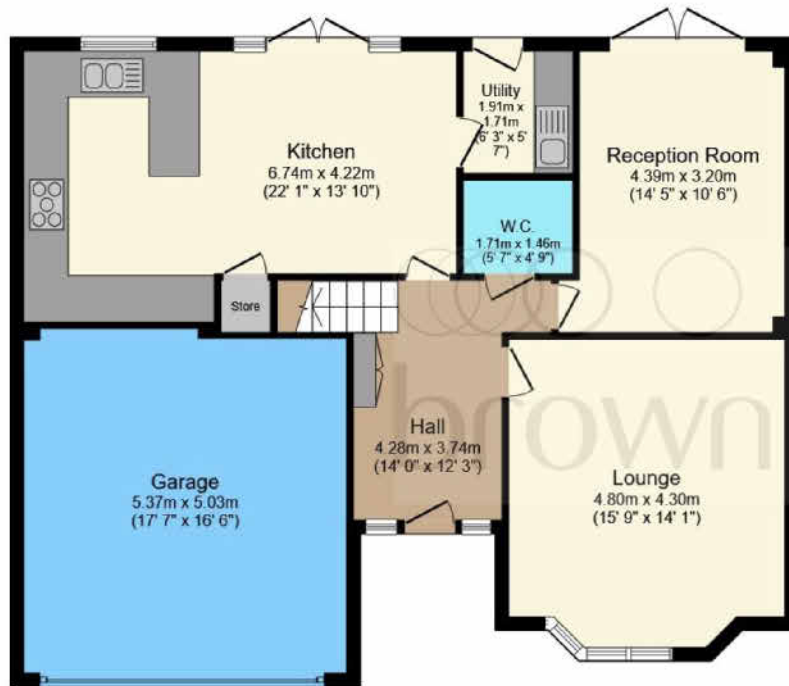


Mandeville for London Marylebone or from Tring station to London Euston. The county town of Aylesbury is approximately three miles distant providing a good range of shopping and entertainment facilities, together with grammar schools. The A41 offers a swift connection with the M25 (Junction 20)

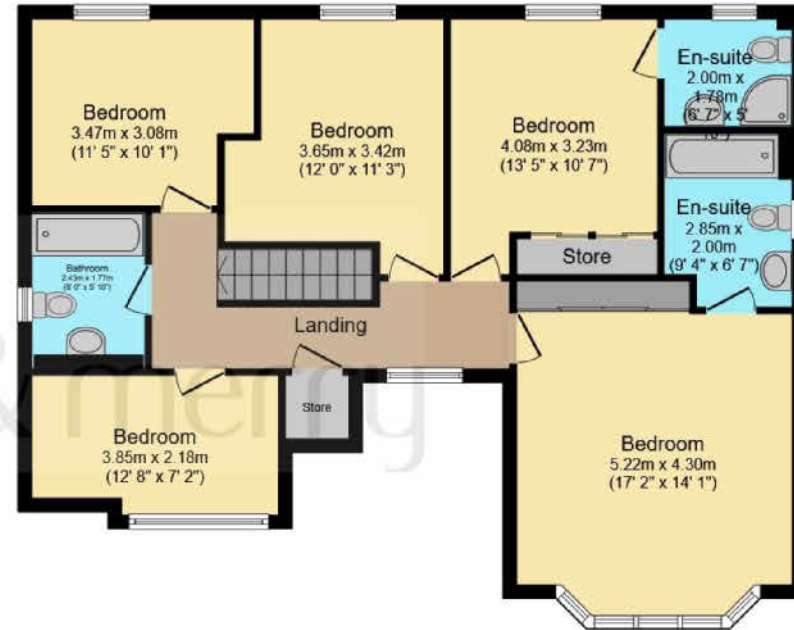
### Education

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 196.0 m<sup>2</sup> (2,109 sq.ft.) approx

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# welcome to

Medlar Street, Weston Turville, Buckinghamshire HP22 5YQ

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

**£860,000**

- Five Bedrooms
- Three Reception Room
- Three Bathrooms
- Beautifully Landscaped Gardens

Tenure: Freehold

EPC Rating: B



To find out more information or to arrange a viewing call

**01296 624444**

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