



**PORTFOLIO**  
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Sweet Briar, Weston Turville, Aylesbury HP22 5ZG

# Sweet Briar, Weston Turville, Aylesbury HP22 5ZG

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



## Entrance Hall

The front door opens in to the well presented and inviting entrance hall. You will find stairs rising to the first floor, door to kitchen and sitting room.

## Sitting Room

The light and spacious sitting room has a large window to the front aspect, carpeted flooring and a large radiator.

## Kitchen

The kitchen which is open to the dining room and lounge to the rear has a comprehensive range of both wall and floor units with complementary work surfaces over, built in double ovens, a large gas hob with extractor over, double sink, double integrated fridge/ freezers, fitted water softener/drinking water filter and other appliances, storage cupboard, recently fitted Amtico flooring, window to the front aspect.

## Lounge / Diner

The large lounge/diner is situated towards the rear and is clearly the hub of the house. Open to the kitchen and with its windows and patio doors leading out to rear garden this light and airy room gives an abundance of space for all the family. There is also Amtico flooring flooring, radiator and a door to utility room.



## Utility Room

The utility room has a good range of storage cupboards, sink and drainer unit, single door with glazed panel leading out to the rear garden and a door to the cloakroom.

## Cloakroom

located off of the utility room the cloakroom has a low level W/C, wash hand basin and a radiator.

## First Floor Landing

Rising from the ground floor the landing has a window to the front aspect, doors to bedrooms one, two and three, the main family bathroom as well as an airing cupboard and stairs leading to the second floor.

## Master Bedroom

The good sized master bedroom is befitting of this impressive home. Offering a large window to the front aspect, a walk in wardrobe with triple sets of cupboards,



door through to the en-suite, carpeted flooring and a radiator.

### **en-suite to master bedroom**

The en-suite has a large shower cubicle to one side, a window to the rear aspect, low level w/c, twin floating wash hand basins, fully tiled floor and walls and a heated towel rail.

### **Bedroom Two**

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

### **Bedroom Three**

The third bedroom on the first floor is another good sized double, with a window to the rear aspect, carpeted flooring and a radiator.

### **Main Family Bathroom**

The main bathroom has a bath with mixer tap and shower over, tiled walls, a low level W/C, wash hand basin, heated towel rail and a window to the rear aspect.

### **Second Floor Landing**

Rising from the first floor the landing has a velux window and doors to bedroom four, five and the third bathroom.

### **Bedroom Four**

The fourth bedroom, also a double has a two velux windows to the rear aspect, carpeted flooring, and a radiator.

### **Bedroom Five**

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

### **Bathroom Three**

The third bathroom has a large shower cubicle, a low level W/C, wash hand basin and a heated towel rail.





### Double garage

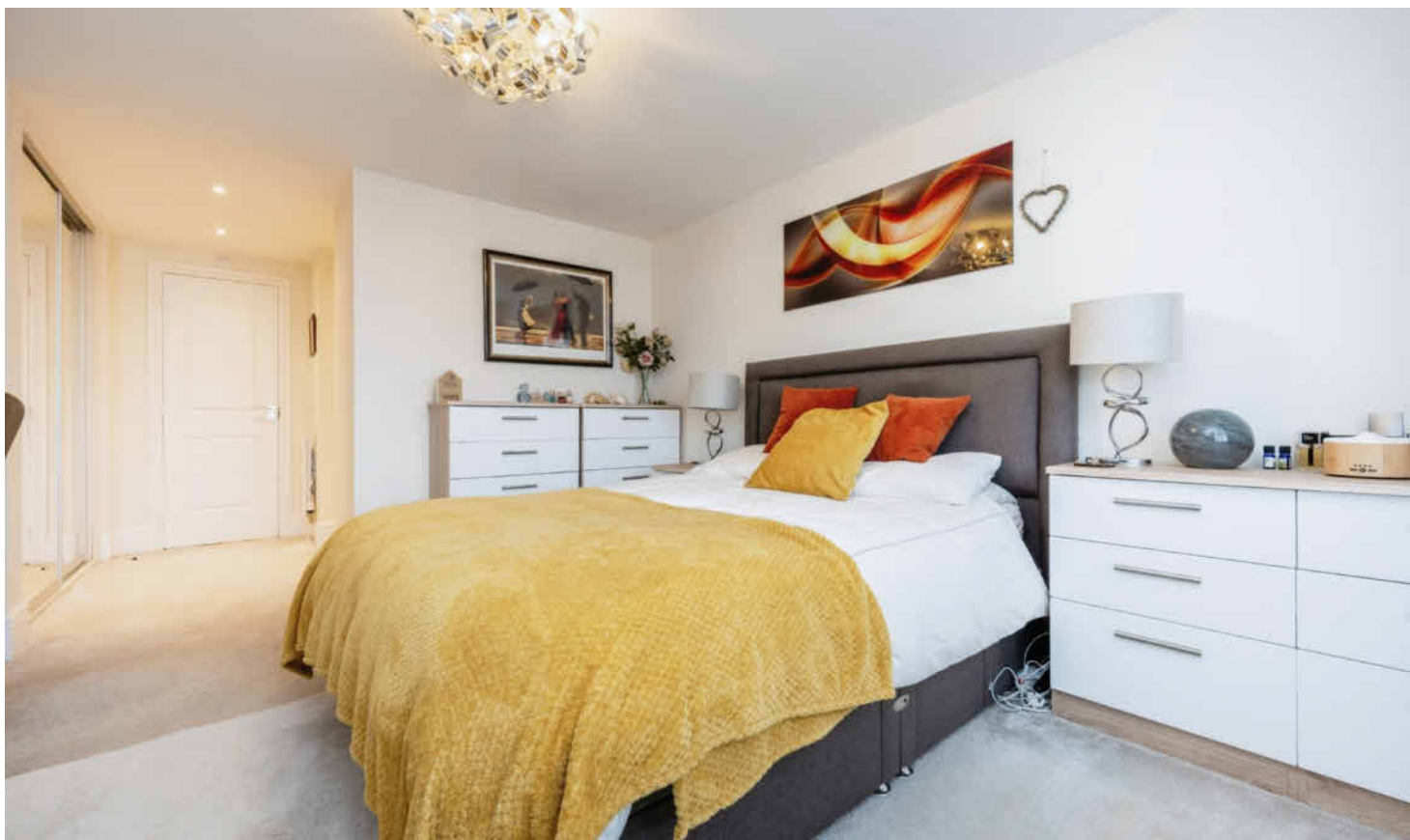
The double garage has a large electric up and over door to the front aspect, a side door to the rear garden, loft storage, lights and power.

### Externally

To the front of the property you will find a well planted landscaped garden with pathways leading to the front door and the large, multi- vehicle driveway. The rear garden has also been landscaped to create areas for all the family. With a large, well manicured lawn area positioned centrally, there are well planted borders to the rear, a raised private entertaining space behind the garage as well as patio area to the opposite side, ambient lighting and additional power sockets can be found throughout the garden.

### 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)

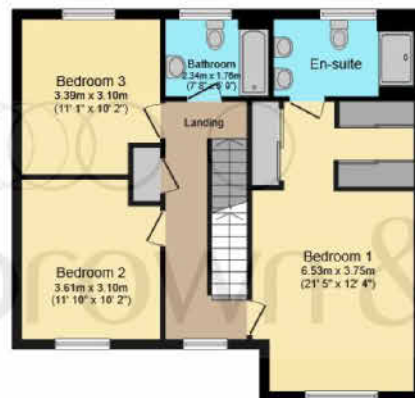
### Education

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**



**Second Floor**



**Garage**

Total floor area 210.3 m<sup>2</sup> (2,263 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](http://www.focalagent.com)



# welcome to

## Sweet Briar, Weston Turville, Aylesbury HP22 5ZG

This substantial family home is in superb condition throughout. With generous, versatile family accommodation the house is set on the edge of the village of Weston Turville which offers pubs and restaurants.

### Also comes with a remaining 4 years NHBC.

OIEO

## £825,000

- Five Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Large Double Garage

Tenure: Freehold

EPC Rating: C

Council Tax Band: G

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To find out more information or to arrange a viewing call

## 01296 624444

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)

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