




brown & merry

Country House
& **Farm Sales**

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WILLIAM BURT CLOSE

William Burt Close sits in an Area of Outstanding Natural Beauty in the Chiltern Hills.

This superb, detached five-bedroom, family home occupies a generous corner plot and is tucked away on the private and highly sought after central location within Weston Turville. Offering generous and versatile living accommodation throughout the property it boasts five bedrooms, two bathrooms, three reception rooms, a good-sized kitchen and utility room, entrance hall with storage cupboards and cloakroom to the ground floor.

The large, front to back dual aspect lounge has a large window to the front and patio door to the rear leading out the patio. An electric sunshade gives relief from the south facing sun and keeps the lounge cool and airy. Two further reception rooms are currently used as a dining room and a large study but offer flexibility in their usage.



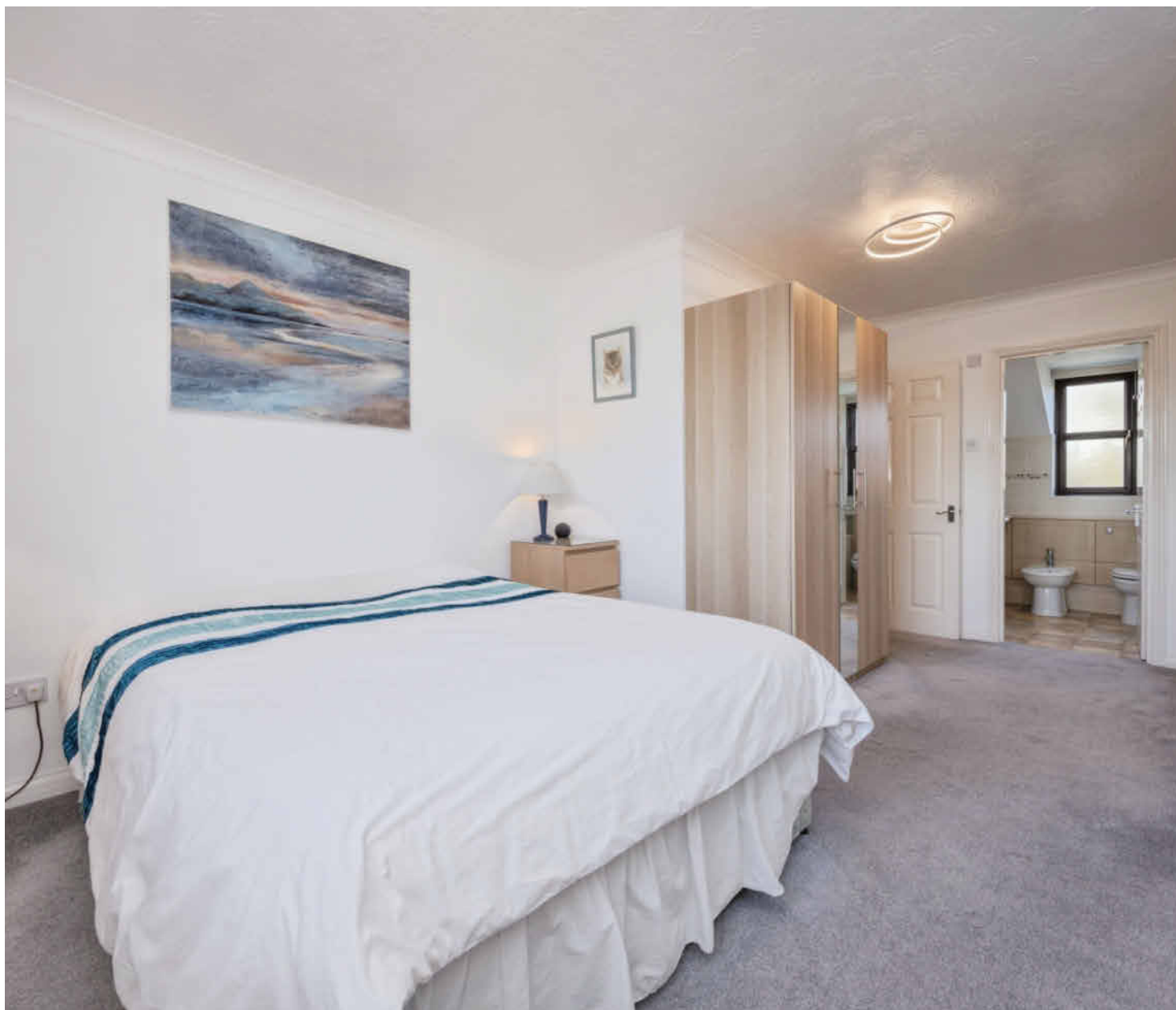
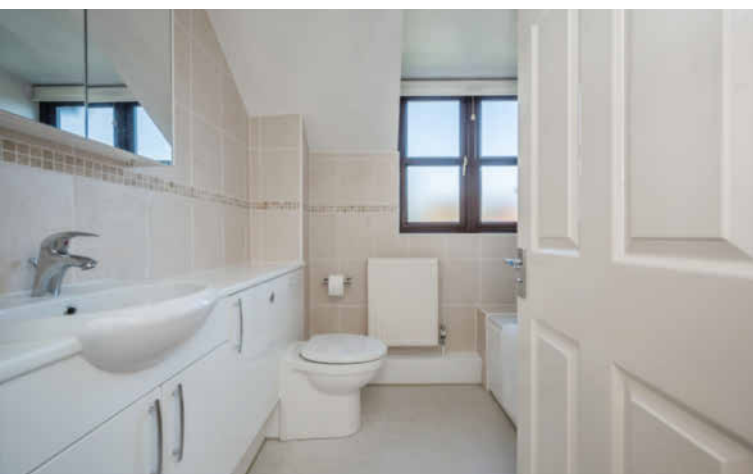
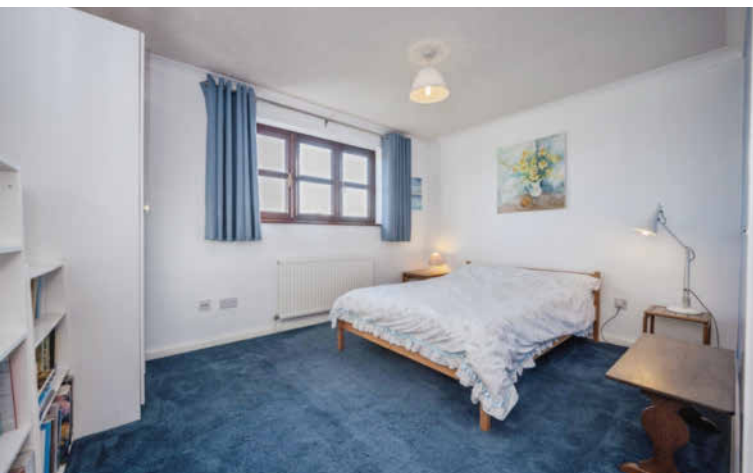


The kitchen is beautifully appointed with a good range of storage cupboards including a walk in larder, high level double ovens and a gas hob with extractor above. A window to the rear aspect looks over the garden and doors to the dining room, study and utility all lead off this amazing kitchen.

Rising up to the large and spacious first floor landing you will find a master suite with ample wardrobe space, carpeted flooring, a window to the rear aspect and the door to the large en-suite. The en-suite has a window to the front aspect, a shower cubicle, wash hand basin, W/C and a bidet.

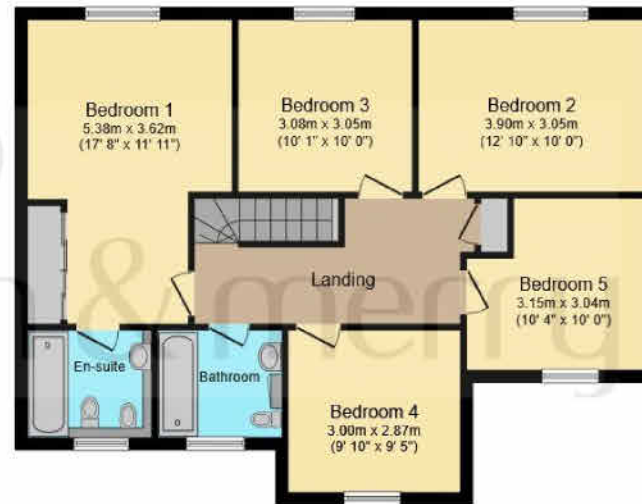


Four further double bedrooms offer space enough for the whole family and a well appointed main bathroom with a window to the front aspect. The landing also offers an airing cupboard and loft access.

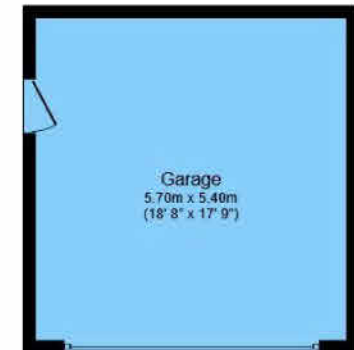




Ground Floor



First Floor



Garage

Total floor area 201.0 m² (2,163 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

OUTSIDE

To the outside, the front of the property has been much improved over the years with the addition of an in and out driveway, as well as mature borders containing shrubs and bushes. With access to the rear via paths to both sides of the property you find the sizable rear garden which offers privacy and a sunny, south facing vista. With its abundance of mature shrubs, trees, and flower borders there is an addition of a side garden perfect for home grown

vegetables and space enough for a storage shed. A superb, newly laid patio leads onto a spacious area of lawn, the perfect environment for a young family to grow or AL-fresco dining with friends and family. The detached double garage is situated to right of the property and offers a large electric up and over door, a single door to the rear leading out to the garden, ample loft storage space as well as power and lighting.

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. 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. Wendover has 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 Collegiate and Tring Park School for the Performing Arts.

TENURE

Freehold

SERVICES

Mains Electricity, Water, Mains Drainage, Gas Heating, Superfast Fibre and Solar Panels.

EPC - A Rated





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