



PORTFOLIO
from



brown & merry

The Hideaway

The Hideaway, Main Street, Weston Turville, Buckinghamshire HP22 5RR

A truly unique detached family home, tucked away in a secluded position in the heart of Weston Turville.



The Main House

This super one of a kind property offers spacious and versatile accommodation over two floors, a bright kitchen breakfast room with bi-fold doors to the garden, is fully equipped with an extensive range of wall and base units, a central island with integrated sink, tiled floor, door to utility room, stairs to the first floor landing. The spacious lounge has a feature fireplace with log-burner and bi fold doors to the garden. Also on the ground floor are three bedrooms, one with great annex potential with its own en-suite and private external door. A spacious four piece bathroom completes the ground floor accommodation.

On the first floor are two double bedrooms both with walk in wardrobes and en suite bathrooms.

Outside

The Hideaway is accessed by a public footpath and is completely unseen from the road, which means the gardens are totally secluded, mainly laid to lawn with raised borders and two terraces ideal for al fresco dining. There is also a detached timber garden room with shower room, perfect for a home office, treatment room or gym.

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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method

requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of



4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Referral Arrangements

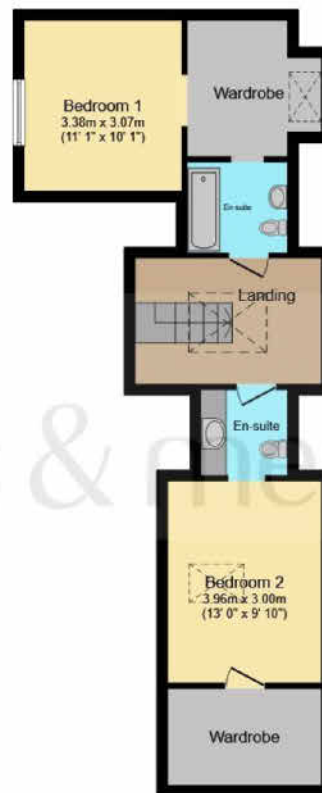
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will benefit you; you

are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted, please be aware that the Auction Coordinator or Partner Agent may receive payment for the recommendation. Where this is the case, the Partner Agent and Auctioneer will inform you of any referral arrangements and any payment they will receive, prior to any services being taken by you.

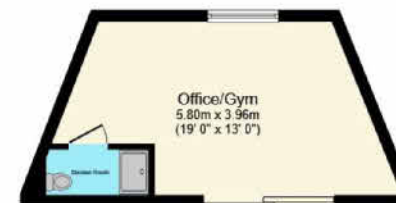




Ground Floor



First Floor



Outbuilding

Total floor area 198.9 m² (2,141 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 The Hideaway

A totally one of a kind property, in the heart of Weston Turville, tucked away from Main Street and just a few steps from Jubilee Park. A secret Hideaway waiting to be discovered. Offering versatile accommodation over two floors, secluded garden and home office.

Price starting at

£475,000

- NO ONWARD CHAIN
- FIVE BEDROOMS
- Sale by Modern Auction (T&C's apply)
- Subject to an undisclosed Reserve Price

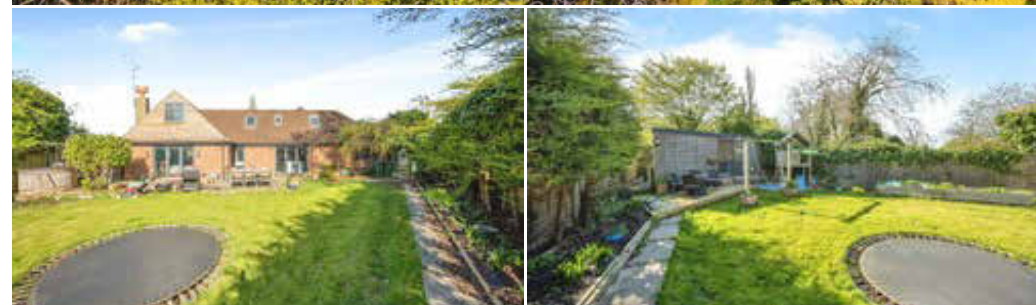
EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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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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