



**PORTFOLIO**  
from

  
**brown & merry**

Burnhams Field, Weston Turville, Buckinghamshire HP2 5AF



# 5 Burnhams Field, Weston Turville, Buckinghamshire HP22 5AF

*An exceptionally spacious ground floor apartment in a charming converted Georgian Farmhouse, with great road links. No Onward Chain.*



## Main Entrance

The main front door opens to a reception hall servicing the four apartments. No. 5 can be found on the ground floor on the left hand side.

## Entrance

The apartment's front door opens to a hallway with doors to all bedrooms and reception rooms and a spacious storage cupboard.

## Living Room

A bright and spacious reception room with a large picture window overlooking the private rear garden with communal gardens beyond. Feature fireplace (currently decommissioned), carpeted flooring.

## Kitchen / Breakfast Room

The kitchen is fitted with a good range of wall and base units with complementary work surfaces over. space and gas for oven with extractor over, space for dishwasher, space and plumbing for a washing machine, part tiles walls and tiled floor, window and door to the rear garden.



## Bathroom

The bathroom consists of a paneled bath with shower over, wash basin and low level wc, fully tiled walls and floor.

## Master Bedroom

An extremely spacious double bedroom with window to front aspect, built in cupboard, carpeted, door to en-suite.

## En-suite

A white suite with walk in shower, wash basin and low level wc, fully tiled walls and tiled floor.

## Bedroom Two

Another bright double bedroom, carpeted, window to side aspect.

## Outside

Burnhams Field is an exclusive Courtyard development set in attractive landscaped communal gardens. No. 5 Burnhams Field benefits from its own private enclosed garden which offers a good area of lawn and a paved patio to the rear of the apartment, perfect for al fresco dining. The carport is in a listed barn with allocated parking spaces and a valuable asset to this superb apartment.



## 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.

## 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).







Total floor area 74.9 m<sup>2</sup> (806 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

Burnhams Field, Weston Turville, Buckinghamshire HP2 5AF

**Offered with No Onward Chain this attractive ground floor apartment offers bright and spacious accommodation with the additional benefits of a private garden and a carport. Viewing essential.**

Guide Price

**£300,000**

- Two Double Bedrooms, Two Bathrooms
- Private Gardens
- Carport
- Beneficial Interest In The Freehold

EPC Rating: D

Council Tax Band: D

Tenure: Leasehold

Years left on lease: 88 Years

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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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