



# 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).





**Floor Plan**

**Outbuilding**

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, HP22 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

**£275,000**

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

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

**PORTFOLIO**  
from

  
**brown & merry**



To find out more information or to arrange a viewing call

**01296 624444**

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

Woollerton House, 7 High Street, Wendover, Aylesbury,  
Buckinghamshire HP22 6DU  
[brownandmerry.co.uk](http://brownandmerry.co.uk)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

