




brown & merry
Country House
& **Farm Sales**

Worlds End Lane, Weston Turville, HP22 5RX

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WORLDS END LANE

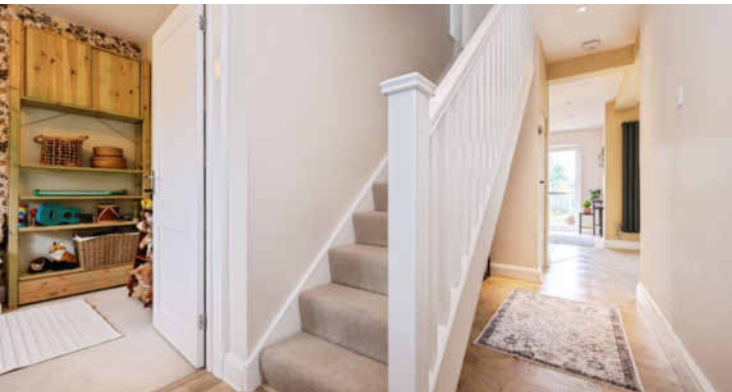
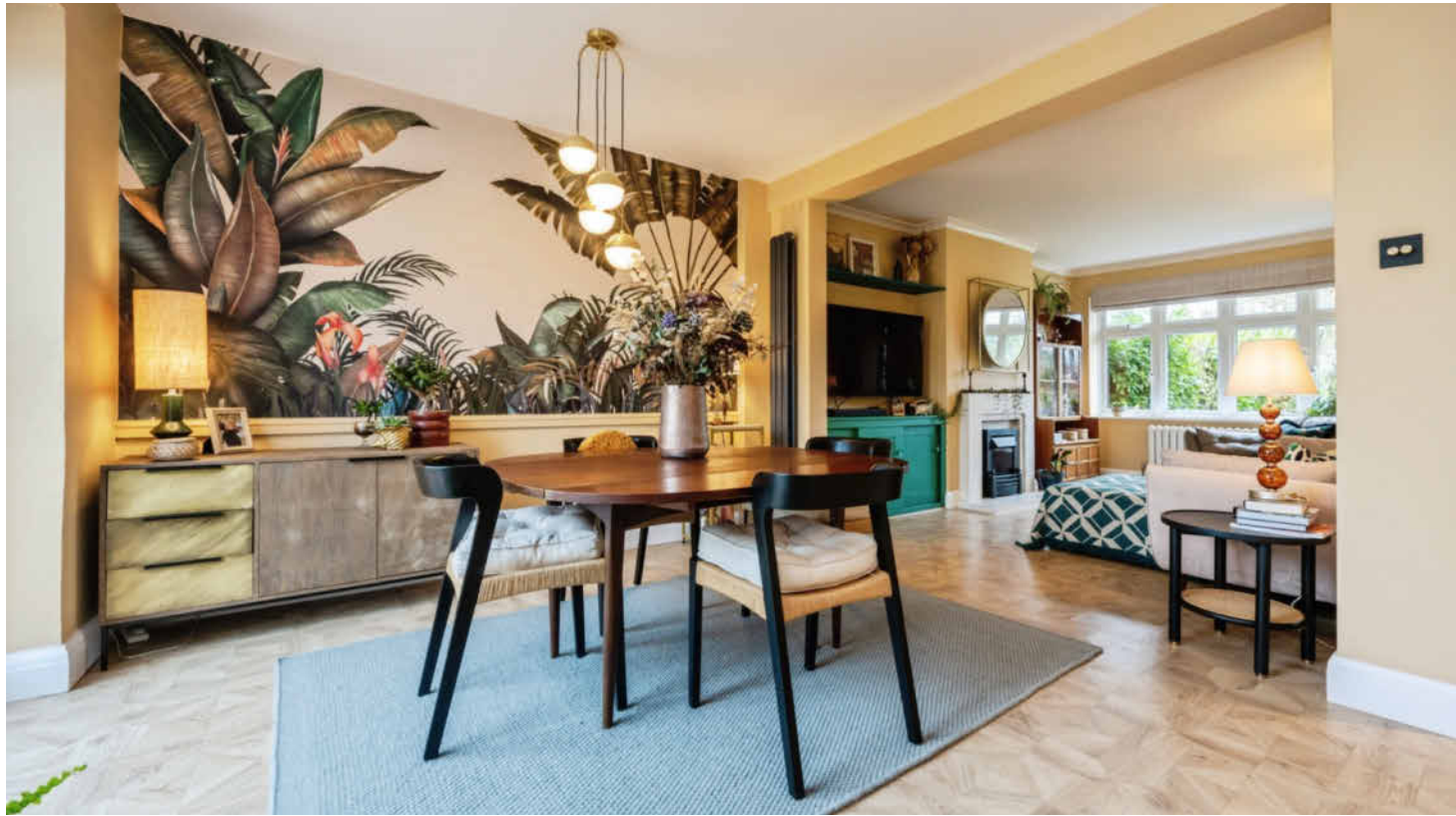
An exceptional four bedroom, semi detached family home which has been thoughtfully extended and recently remodeled to provide a contemporary living and entertaining space.

Entrance: The front door opens to a porch opening to the entrance hall, stairs to the first floor, door to home study / playroom. The hallway leads you to the open plan kitchen / dining / sitting room.

Study / Playroom: A versatile home office / playroom, window to the front aspect.

Kitchen: A superb open plan kitchen fitted with an extensive range of wall and base units with complementary work surfaces over, space for a Range style cooker with extractor over, stainless steel sink with mixer tap, breakfast bar, large window to rear garden, door to side aspect, door to cloakroom and utility. Tiles floor.

Utility Room: A generous utility with space and plumbing for washer dryer, window to side.





Dining Room

A superb dining room with doors to the garden, open plan to the kitchen and flowing freely to the sitting room. Wood flooring.

Sitting Room

A lovely bright reception room, large picture window to the front aspect, feature fireplace with marble hearth and surround, wood flooring.

WC

Conveniently located by the back door and utility room, the cloakroom consists of a low level wc and wash hand basin, window to side.



FIRST FLOOR

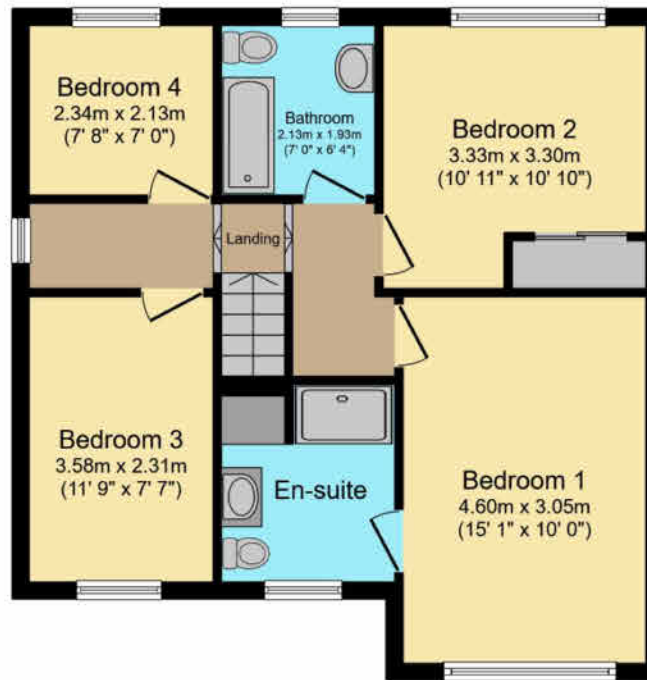
Rising to the On the first floor are four bedrooms and a family bathroom. The Master Bedroom is a bright and spacious bedroom with window to front aspect and door to the en-suite shower room with a fully tiled shower cubicle, vanity wash basin with storage and a low level W/C, window to front aspect.





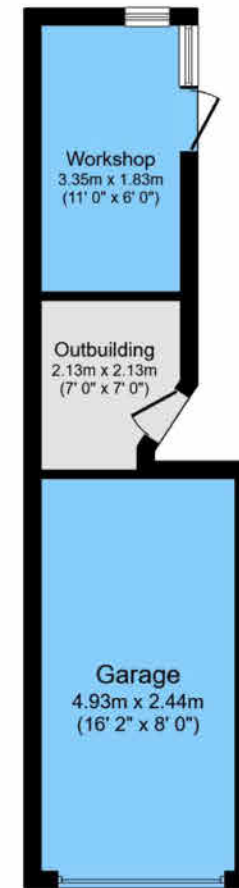
Ground Floor

Floor area 73.7 m² (794 sq.ft.) approx



First Floor

Floor area 57.1 m² (615 sq.ft.) approx



Outbuilding

Floor area 21.6 m² (232 sq.ft.) approx

Total floor area 152.4 m² (1,641 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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FIRST FLOOR CONTINUED

Three further bedrooms and the Family Bathroom which has a white suite, panelled bath with shower over, wash hand basin and low level wc, tiled floor and window to rear aspect.

EXTERNALLY

Garage and Workshop

A detached single garage with up and over door, with storage behind and a timber clad workshop beyond.



Outside

To the front of the property is a large, gated gravel driveway, providing parking for several vehicles and access to the detached garage, a good area of lawn with mature trees and hedging to the boundaries. Gated side access to the rear garden which is a stunning feature of this superb family home, a generous area of lawn is surrounded with stocked borders, mature hedging and specimen trees, thoughtfully designed with selected seating areas, Summer House with power and light. The garden enjoys a wonderful open aspect over fields.

LOCATION

Well located in the heart of Weston Turville village. The village has a village shop, take away and two hair dressers 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.





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