



Willobeck, Aston Clinton Road, Weston  
Turville, Buckinghamshire, HP22 5AD

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 3 miles, Wendover 4.5 miles (Both with train services to London Marylebone)

**Willobeck, Aston Clinton Road, Weston Turville, Buckinghamshire, HP22 5AD**

**A DETACHED POTTON HOUSE IN A RURAL SPOT WITH APPROACHING HALF AN ACRE OF GARDENS. Subject to an agricultural occupancy restriction.**

**Hall, Boot Room, Kitchen/Dining Room, Sitting Room, Cloakroom, Annexe with Sitting Room, Conservatory, Kitchen, Ensuite Bedroom. Four Bedrooms (1 Ensuite, Family Bathroom. Driveway & Hardstanding. Double Garage & Stable/Workshop. 0.48 Acre Plot.**

**GUIDE PRICE £650,000 (SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION)**

#### **DESCRIPTION**

Willobeck was built in the mid 1980's, a Potton home that stands in almost half an acre of grounds nestled between a farm and countryside. Potton homes are known for their character and beams and timbers of which Willobeck is a typical example with an open plan style constructed around a central fireplace and chimney.

The accommodation comprises of a boot room at the side entrance, practically this would be the main entrance, then a large kitchen and dining room, the kitchen with wooden units and a tiled floor and the dining room containing a woodburning stove and floorboards and a built in dresser at one end.

There is a nice reception hall and cloakroom and the sitting room features an inglenook fireplace also containing a wood burning stove. The remainder of the ground floor rooms form an annexe although obviously could be used independently, in their intended form though they provide a sitting room, conservatory, kitchen, and small ensuite bedroom.

Upstairs are 4 bedrooms, 3 doubles and a good single, the main bedroom with an ensuite shower room. Both the bathroom and ensuite have coloured suites including a wc, wash basin and bidet.

#### **OUTSIDE**

The access is down a long drive and then behind a five bar gate is hardstanding and parking for a few vehicles. Here is the double garage and stable/workshop, of timber construction on a brick base and power, lighting and water are connected. The garage measures approx. 6.14 x 5.27 metres and the workshop 2.86 x 5.27 metres.

The house sits in the top corner of the plot surrounded by lawns sprinkled with trees, bushes and flower beds and the eastern and southern boundaries abut the countryside.

#### **IMPORTANT INFORMATION PRIOR TO VIEWING**

The land was granted consent for an agricultural dwelling in 1985/6 and under the condition of an agricultural occupancy restriction. This condition states that **'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined Section 290 of the Town and Country planning act 1971, or in forestry, or a dependant of such a person residing with her or him, or a widow or widower of such a person'**



**AGENTS NOTE:** Any interested parties should make investigations into the occupancy restriction via their solicitor or the local authority.

## LOCATION

Willobeck is on the Aston Clinton Road, geographically closer to Aston Clinton than Weston Turville. The A41 Aston Clinton bypass is a stones throw away and the village lies to the East of Aylesbury on the road to London through Tring. The Grand Junction canal passes along the south east boundary of Aston Clinton park.

Aston, originally Estone means East farm. Clinton is from the name of the man who held Estone in 1208.

It is an ancient parish where late Celtic and Roman relics have been unearthed. There are dotted along the main street some very old timber framed cottages although the majority are more modern. There is a strong Rothschild connection to the village, Sir Anthony De Rothschild built a school in Aston Clinton in the mid 1800s and also a very grand house which sadly has since been demolished.

Local amenities are good with a shop, post office, garage and pub/restaurants within the village. Aylesbury is approx. 3 miles and Tring 2½ miles, both service London by train (Marylebone and Euston respectively).

## EDUCATION

Preparatory schools at Hemel Hempstead and Kimble.

Primary school in Aston Clinton.

Secondary school in Aylesbury.

Grammar schools in Aylesbury.

## SERVICES

Mains water and drainage. 3 Phase electricity. Electric central heating boiler

## VIEWING

Strictly via the vendors agent W Humphries Ltd.

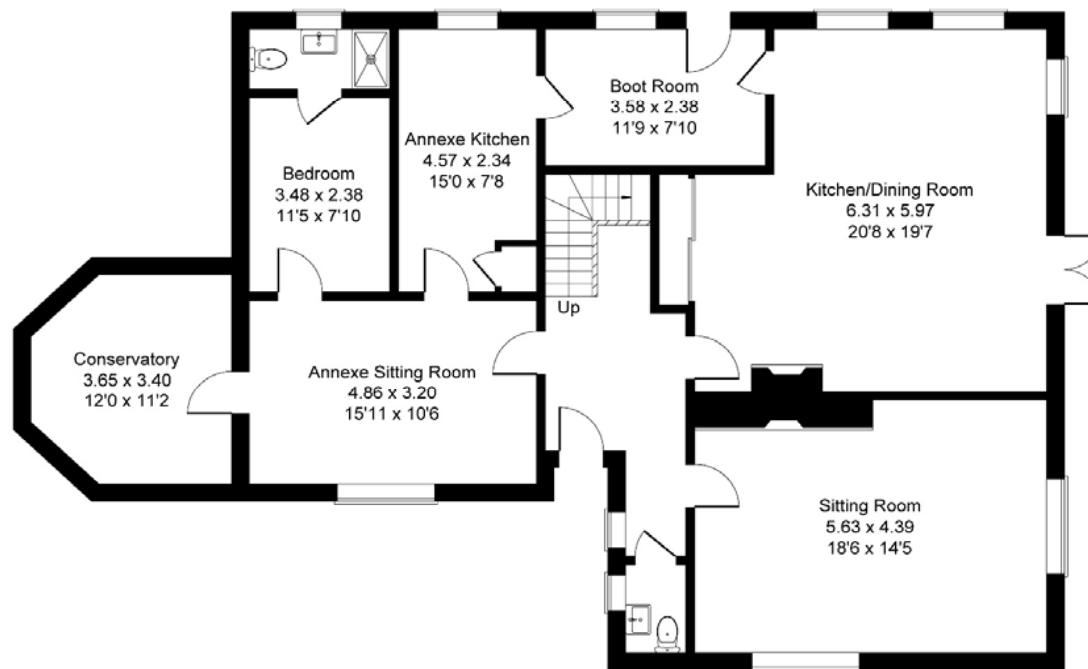
**COUNCIL TAX** – Band G £3,754.30 2024/5



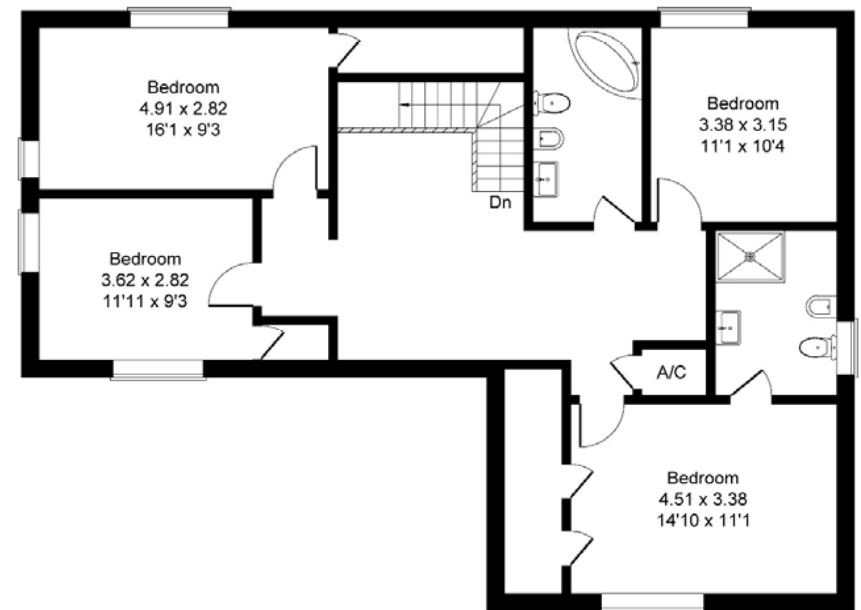
## Willobeck

Approximate Gross Internal Area = 240.53 sq m / 2589.04 sq ft

Illustration for identification purposes only,  
measurement are approximate, not to scale,  
produced by The Plan Portal 2025.



Ground Floor



First Floor





#### IMPORTANT NOTICE

**W. HUMPHRIES** for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.



