



West End Place, Weston Turville,  
Buckinghamshire, HP22 5QZ

**TIM RUSS**  
& COMPANY





## West End Place Weston Turville Bucks, HP22 5QZ

A beautifully presented four bedroom barn style property offering flexible accommodation with a plot extending to approximately ¼ acre and a double garage.

**Price Guide £700,000**





## The Property

This deceptively spacious barn style property has been lovingly maintained, refurbished and extended by the current owners who have enjoyed living in the property since it was built in 1991. The accommodation to the ground floor comprises: entrance hall, cloakroom, large study (or could be used as a bedroom), sitting room with attractive brick built fireplace and coal effect gas stove, dining room with part vaulted ceiling and double doors leading out to the garden, a well fitted kitchen/breakfast room with integrated appliances including: oven, gas hob, combi microwave/oven, wine cooler, tumble dryer, fridge/freezer and dishwasher. Stairs lead from the hallway to the galleried half landing which overlooks the dining area and then on to the first floor where there is a spacious master bedroom with an en-suite shower room, with three further bedrooms and a family bathroom. Bedroom three is currently used as an additional reception room and has a balustrade overlooking the dining area.

## Outside

The gardens to the front of the property are neatly landscaped with box hedging and shrubs. A gated side access leads to the rear where the gardens are a superb feature of the property, extending to

approximately ¼ acre in total. Immediately abutting the property there is a secluded paved seating area with well stocked flower borders leading on to a an extensive area of lawn with hedging to the side boundaries providing a high degree of seclusion. The garden backs on to open farmland and there is a timber shed to the very rear of the garden.

## Double Garage 16'11 x 16'5

Situated in a block. With light and power. Electronically operated door to the right hand garage.

## Location

Weston Turville is an attractive village conveniently located between Aylesbury and Wendover with a bus route linking both. There is a combined infant and junior school, small parade of shops, well attended church, three pubs/restaurants, a golf club and a village hall. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale. Road access to London could either be via the A413 and M40 or the A41 and M1 and the neighbouring village of Wendover has a railway station which is on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular

weekly market on Thursdays, Health Centre, Dentists, Library. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.

## Directions

Proceed down Wendover High Street to the mini roundabout and bear left along the Aylesbury Road. Follow this road out of Wendover and at the roundabout beside the Village Gate public house turn right towards Weston Turville and proceed down Worlds End Lane. Towards the end of the road turn left into West End Place, as indicated by our 'For Sale' board & the property can be found on the right hand side.

**Post code for SatNav: HP22 5QZ**

## Viewings

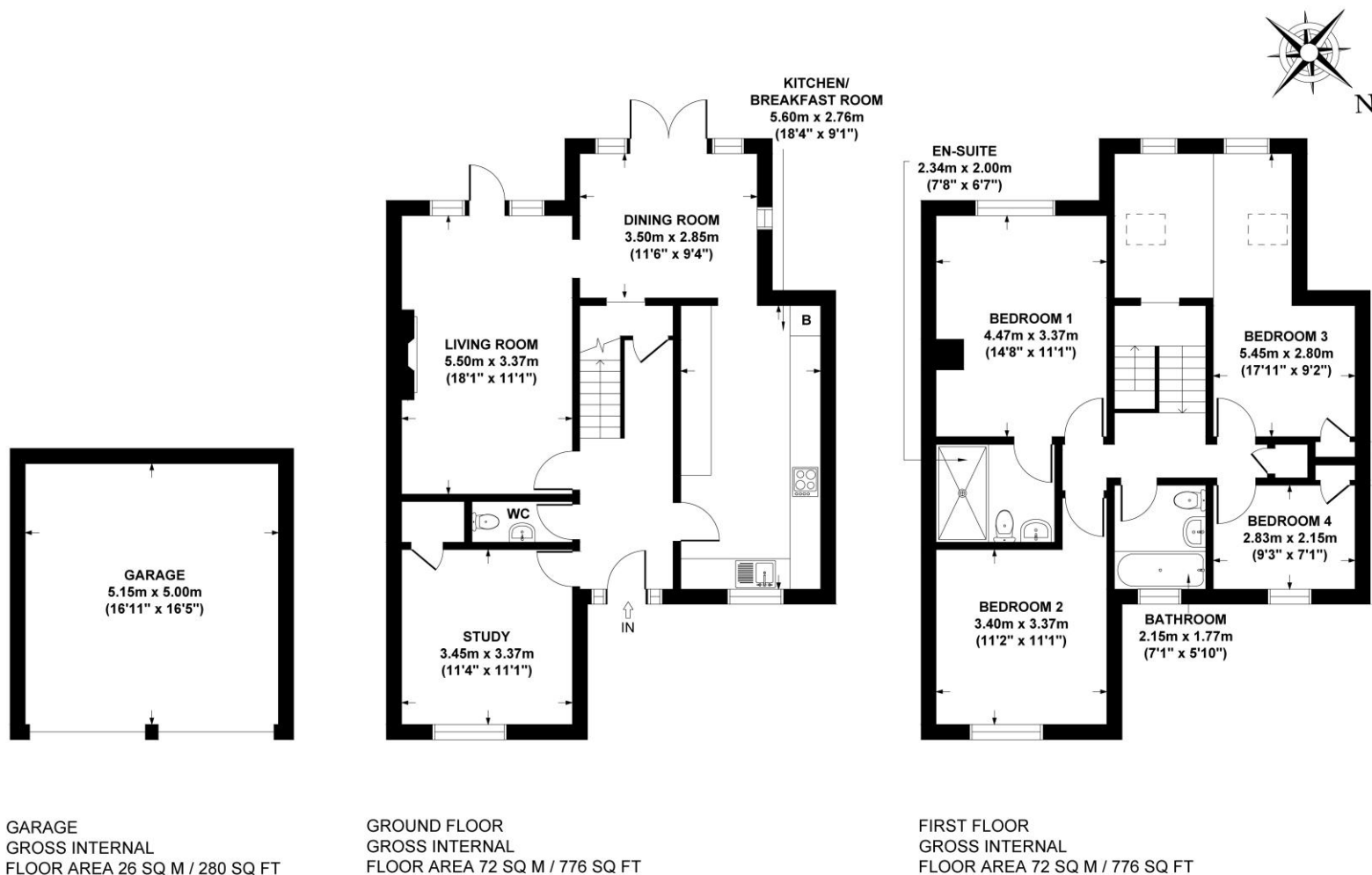
Strictly by appointment only.

## Additional Information

There are hardwood shutters to the living room, dining room, kitchen, bedrooms 1 & 3 and also to the galleried area with ceramic tiling in the hall, cloakroom, kitchen and dining room.

**Energy Performance Band: C**





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