



The Ridings, 10 West End Place,  
Weston Turville, Buckinghamshire, HP22 5QZ



# The Ridings West End Place Weston Turville, HP22 5QZ

Exceptionally spacious barn conversion set in a superb plot of approximately 1.25 acres in a tucked away location with a large, gated driveway and a double garage.

**Price on Application**



## The Property

Offering exceptionally spacious accommodation this superb barn conversion must be seen to be appreciated. The property, which retains many original features, is situated in a highly sought after and tucked away location within the village of Weston Turville, in a plot of approximately 1.25 acres. Accessed via a private road and large gated driveway, the accommodation comprises: porch, a spacious reception hall with wooden flooring and views over the patio and gardens, cloakroom, 18ft dining room – again with wooden flooring and two large storage cupboards, sitting room with a multi fuel stove and double doors leading out to the patio and gardens, kitchen/breakfast room which is fitted with a range of 'Shaker' style units with an integrated fridge and a Range oven, utility room with a door leading outside and a door leading to a ground floor shower. To the first floor there is an attractive landing, a master bedroom which enjoys a double aspect with lovely views over the gardens, a large walk-in dressing room and an en-suite shower room. The second bedroom has fitted wardrobe cupboards and also has a spacious en-suite shower room. There are two further double bedrooms, both with fitted wardrobe cupboards and a separate family bathroom.

## Outside

The property is approached via a private road, through double gates which lead to the large driveway and double garage. There is a large patio immediately abutting the property which leads on to an extensive area of lawn. The grounds extend to approximately 1.25 acres in all and are split into separate areas with natural boundaries comprising of mature trees, shrubs and a variety of fruit trees.

**Double Garage** 17'5 x 16'5. Up and over doors, power and light.

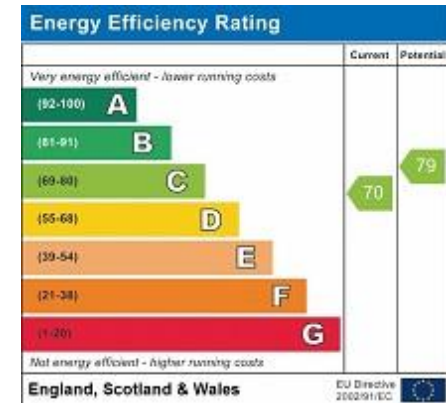
**Location** Weston Turville is an attractive village conveniently located between Aylesbury and Wendover with a bus route linking both. There is a combined infant and junior school, small parade of shops, well attended church, three pubs/restaurants, a golf club and a village hall. There are many opportunities 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

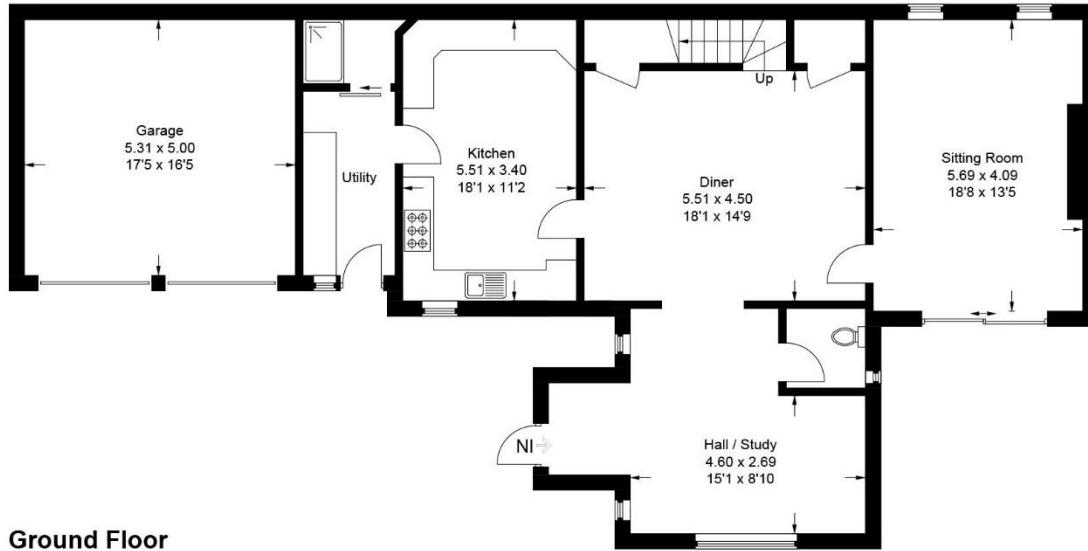
regular weekly market on Thursdays, Health Centre, Dentists, Library. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.

**Directions** From our Wendover office proceed down the High Street to the mini roundabout and bear left towards Aylesbury. Follow this road out of the village and turn right at the mini roundabout by the old Village Gate public house on to Worlds End Lane. The driveway leading to the property is on the right hand side, towards the end of the road as indicated by our 'For Sale' board.

## Viewings

Strictly by appointment only.





Ground Floor



First Floor

## West End Place

Approximate Gross Internal Area  
 Ground Floor = 108.2 sq m / 1,165 sq ft  
 First Floor = 98.9 sq m / 1,064 sq ft  
 Garage = 26.5 sq m / 285 sq ft  
 Total = 233.6 sq m / 2,514 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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