



School Lane, Weston Turville,
Buckinghamshire HP22 5SE

TIM RUSS
& COMPANY



School Lane Weston Turville HP22 5SE

An immaculate five bedroom detached family home finished to a very high standard, located in a popular village location with a sunny, southerly facing rear garden

£875,000 Freehold



The Property

Situated in the heart of the village, this property offers spacious and well-appointed accommodation comprising: entrance hall, guest cloakroom with shower and a utility cupboard which has plumbing for a washing machine, sitting room with log burner, dining room with double doors leading out to the garden, superb kitchen/breakfast room fitted with a good range of eye level and base units with integrated appliances including dishwasher, double oven, 5 ring gas hob and extractor, with space for an American style fridge freezer. To the first floor is a spacious landing, a family bathroom fitted with a three piece white suite and five bedrooms comprising: master bedroom with en-suite bathroom, three further double bedrooms and a single bedroom with one of the bedrooms currently fitted with custom made office furniture.

Outside

The front of the property is a lawned area and a block paved driveway giving parking for 3-4 cars which leads to the garage and front door where an electric car charger can be found. There is access to the rear garden via a side gate where a path leads to a patio abutting the rear of the property. The sunny, southerly facing rear garden is laid to lawn with

borders containing trees and mature shrubs. To the other side of the property a useful storage shed has been built.

Garage 17'6 x 7'6

With electric up and over door, light and power.

Additional Information

Council Tax Band: G / EPC Rating: D

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

and library. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.

Directions

Proceed down the 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. Take the first turning on the right into Church Lane and then second left into School Lane where the property will be found on the left hand side.

Post code for SatNav: HP22 5SE

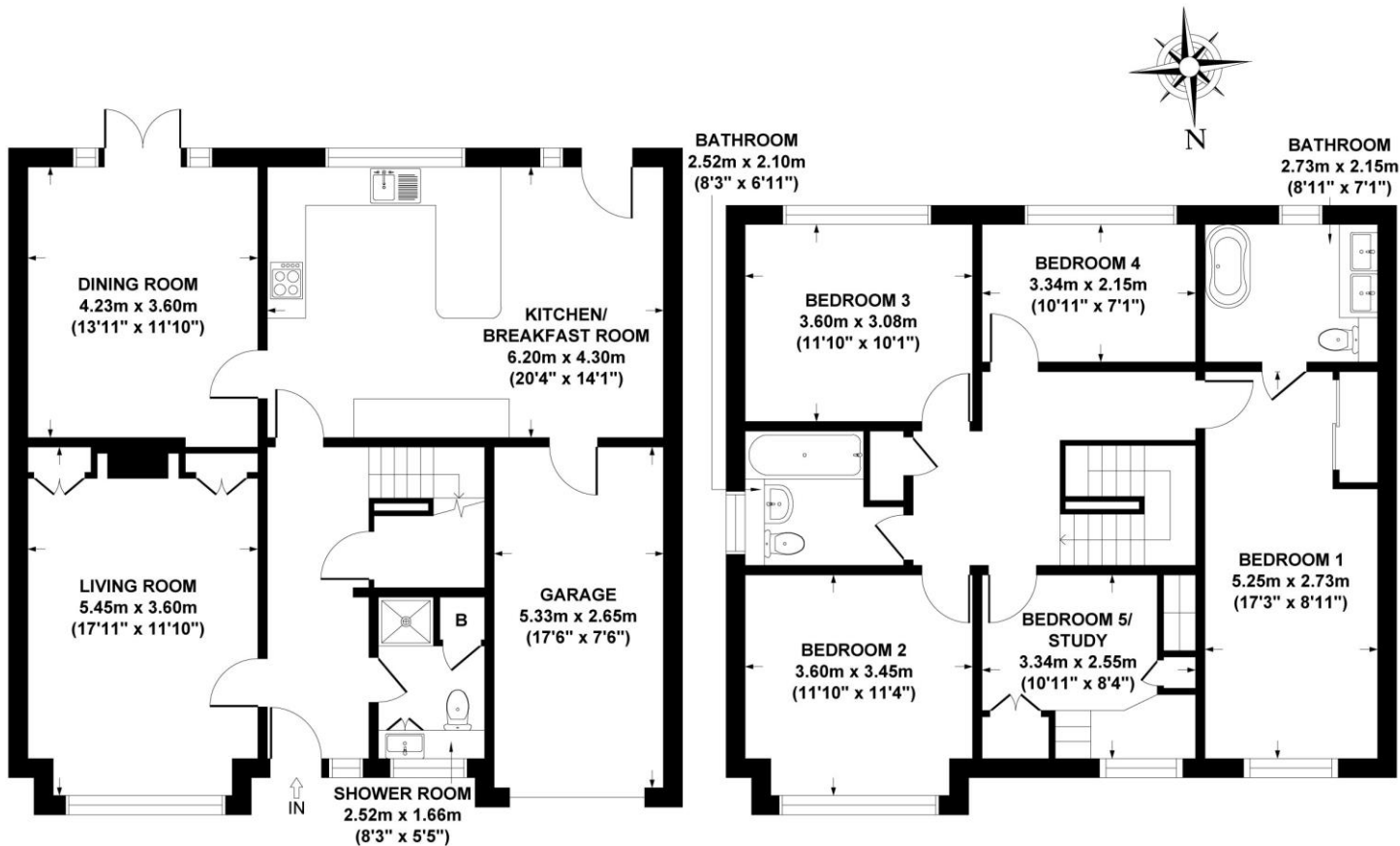
Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 95 SQ M / 1021 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 84 SQ M / 907 SQ FT

SCHOOL LANE, WESTON TURVILLE, HP22 5SE
APPROX. GROSS INTERNAL FLOOR AREA 179 SQ M / 1928 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	80
		EU Directive 2002/91/EC	

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