



Bates Lane,  
Weston Turville, Bucks, HP22 5SL

**TIM RUSS**  
& COMPANY



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A stunning Grade II listed three bedroom thatched cottage believed to date back to the 15<sup>th</sup> Century, retaining many original features with secluded gardens and versatile garage/studio/home office.

**£685,000 Freehold**



## The Property

Church End Cottage forms the major part of two properties and enjoys extensive exposed beams with a charming inglenook fireplace in the dining room and a rarely found wooden mullion window. The property offers a fascinating insight into how properties have evolved over the years with little surprises like an exposed area of wattle and daub on the old outside wall which has been uncovered in the triple aspect sitting room which has a lovely vaulted ceiling and an attractive open fireplace. There are also areas of old tiled flooring and an oak carved staircase.

The accommodation comprises: dining room, sitting room, kitchen/breakfast room, bathroom, cloakroom/shower room, master bedroom with small cloakroom/wet room and two further bedrooms.

## Outside

Set in a mature plot approaching ¼ acre, the gardens offer an abundance of colour during the summer months with a level area of lawn and mature shrubs and trees which provide a high degree of seclusion to both the front and rear gardens.

**Garage / Studio / Home Office** 18'6 x 16'8 overall. Accessed via a gravel driveway and a five bar gate, there is a detached double garage which has been converted into a very versatile space, currently used as a studio with a cloakroom/shower room and a useful area with a wash basin. The remainder is currently used as a store/workshop. The double garage could obviously be re-instated if required.

## Additional Information

Council Tax Band: G

## Location

The property is located in the centre of the village with access to numerous footpaths through open fields towards the Grand Union Canal. The village offers several pubs and restaurants, some shops and a village school. Aylesbury (approx. 3 miles) provides more comprehensive shopping facilities and mainline stations to London can be found in Aylesbury, Stoke Mandeville and Wendover (approx. 2 ½ miles). Buckinghamshire is renowned for its State and Private Education, details of which may be gained by the local authority.

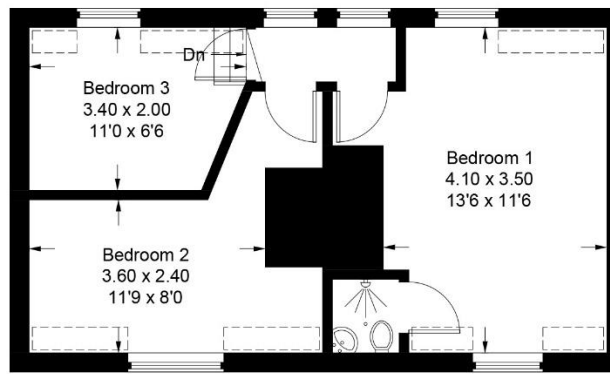
## Directions

Proceed down Wendover High Street and at the mini roundabout bear left on to the Aylesbury Road. Proceed out of the village and then turn right at the mini roundabout into Worlds End Lane. After about 2/3 mile turn into Church Lane. Take the fourth turning on the left into Bates Lane and the property is the first property on the left hand side.

## Viewings

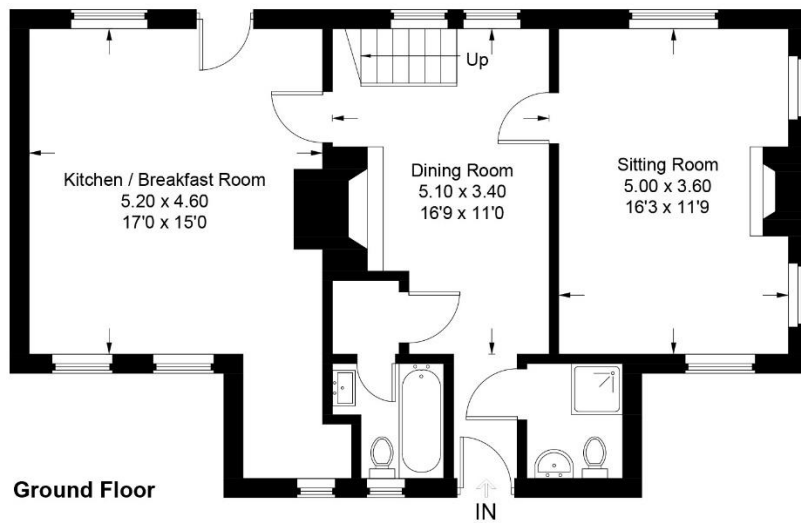
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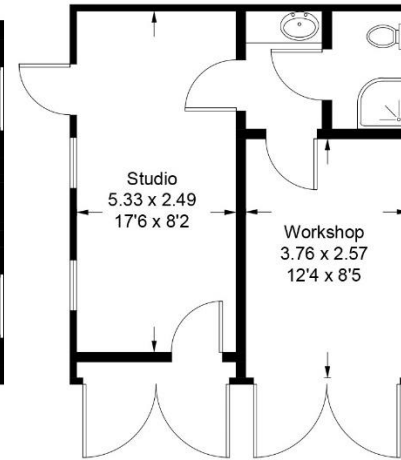


**First Floor**

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area  
 Ground Floor = 72.6 sq m / 781 sq ft  
 First Floor = 46.1 sq m / 496 sq ft  
 Outbuilding = 29.9 sq m / 322 sq ft  
 Total = 148.6 sq m / 1,599 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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