



William Burt Close, Weston Turville,  
Buckinghamshire, HP22 5QX

**TIM RUSS**  
& COMPANY

## William Burt Close, Weston Turville, Buckinghamshire, HP22 5QX



- Entrance Hall, Cloakroom
- Three Reception Rooms
- Kitchen/Breakfast/Family Room
- Five Bedrooms
- En Suite + Family Bathroom
- Gas Fired Central Heating
- Double Garage
- Secluded Garden

A beautifully presented detached family home situated in a highly sought after Close in the centre of the Weston Turville Village

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## The Property

Situated in a highly sought after location where properties rarely become available, this detached family home has been extremely well maintained by the present owners and must be viewed to be appreciated. The current owners have owned the property since it was built by Berkeley Homes 40 years ago.

The accommodation has been extended to the rear to provide a superb kitchen/breakfast/family room with lovely views over the garden and integrated appliances in the kitchen which include a dishwasher, oven, microwave, hob and warming drawer. The remainder of the ground floor accommodation comprises: hall, cloakroom, double aspect sitting room with attractive fireplace and double doors leading to the garden, good size dining room, fully fitted study and a utility room. To the first floor there are five good sized bedrooms with an en suite shower to the main bedroom and a family bathroom. The property has gas fired central heating and double glazing.

## Outside

To the front of the property there is a good sized driveway which leads to the double garage and provides off street parking for several vehicles. There are well stocked flower and shrub borders, an to the

rear garden. To the rear the garden has been attractively landscaped. There is a lovely paved patio area which leads on to the main area of garden which is laid to lawn with well stocked flower and herbaceous borders, with a further seating area. The garden enjoys a high degree of seclusion and there is a large timber shed with light and power to the rear.

## Double Garage

18'6 x 16'5. Light and power, personal door. Car charging point.

## Additional Information

EPC Rating: D / Council Tax Band: G

Freehold, All mains services are connected.

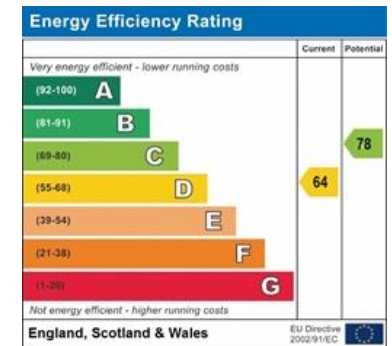
## Location

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.

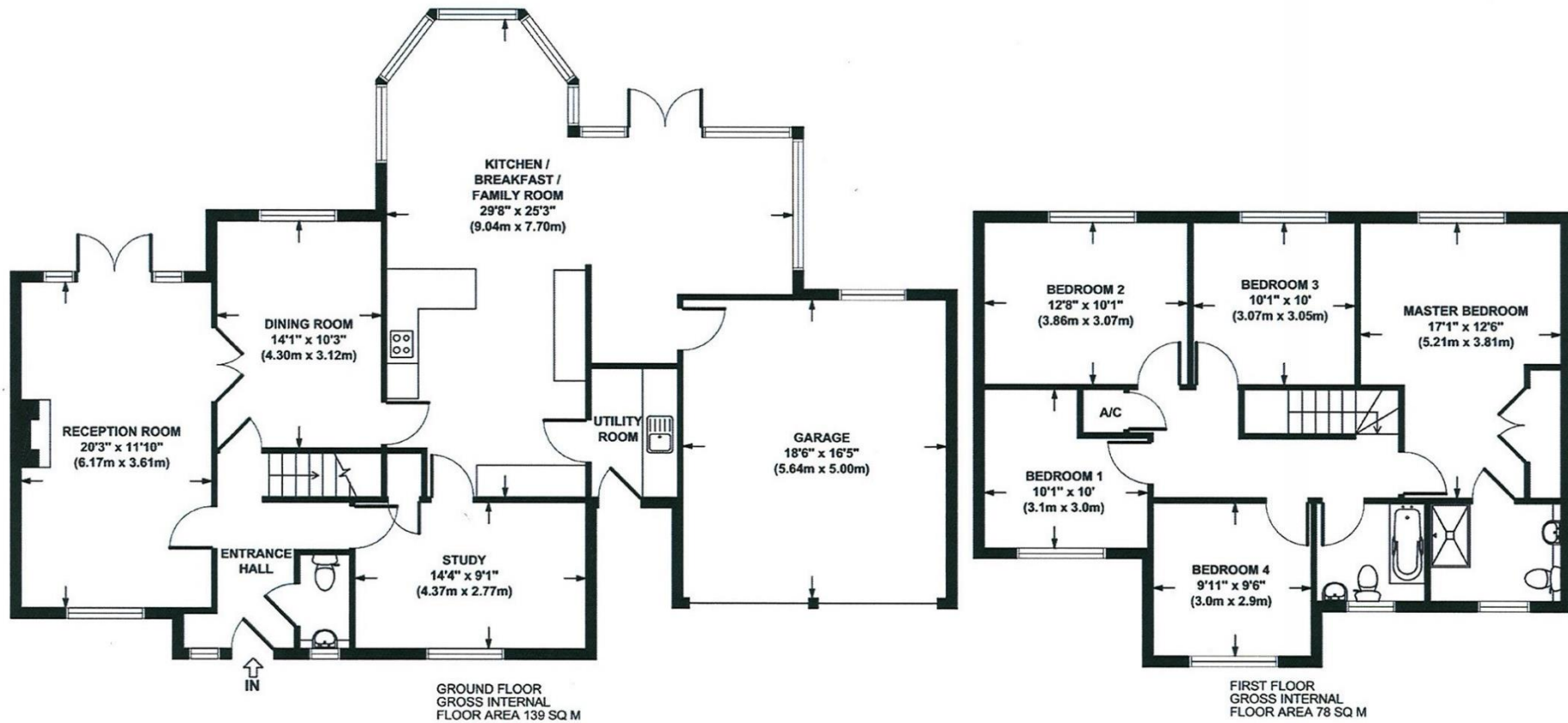
## Directions

At the bottom of Wendover High Street bear left along the Aylesbury Road. Follow this road out of Wendover, at the second roundabout turn right towards Weston Turville and proceed down Worlds End Lane. Take the first right into Church Lane and then the first left into William Burt Close.









WILLIAM BURT CLOSE, WESTON TURVILLE HP22 5QX  
APPROX. GROSS INTERNAL FLOOR AREA 217 SQ M / 2336 SQ FT  
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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