



Marroway, Weston Turville,
Buckinghamshire, HP22 5TQ

TIM RUSS
& COMPANY



Marroway
Weston Turville
HP22 5TQ

A lovely family home with a large rear garden backing onto fields, a home office/studio with power & light, good sized driveway and garage.

£550,000



The Property

An extremely well presented family home located in this enviable position with views over open fields to the rear. The light and airy accommodation comprises: porch, spacious hallway with stairs leading up to the first floor, cloakroom, sitting room with attractive bay window and a fireplace housing a wood burning stove, lovely dining room with double doors leading out to the garden, a well fitted kitchen with a good range of storage units and integrated appliances including a double oven, microwave, induction hob, extractor, fridge/freezer and dishwasher. There is also a cupboard housing the gas fired boiler and a door leading out to the driveway. To the first floor are three bedrooms, two double and a good sized single and a re-fitted family bathroom fitted with a matching white suite.

Outside

The front of the home provides driveway parking for several cars in addition to the **detached garage (17'1 x 9'7)** which has light and power. A gated access leads to the secluded and beautifully landscaped rear garden where there is a large patio immediately abutting the property and a further paved seating area with a pergola. There is a large area of lawn and some beautiful shrubs including jasmine, seedless red and green grape vines over

the pergola, wisteria, hollyhocks and roses. There is a mature hedge to the left hand border with a play area and a vegetable garden to the right hand side. There is a substantial insulated **home office/studio (22' x 8'10)** with power and light. Subject to the usual planning consents the property has ample potential to extend to the side, rear or both as well as into the loft space which is currently boarded and has a skylight and pull down ladder.

Additional Information

Council Tax Band: e / EPC Rating: D

Location

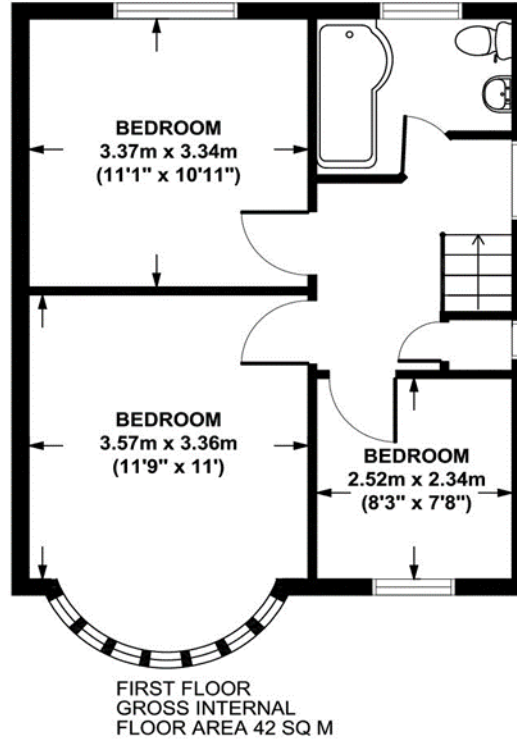
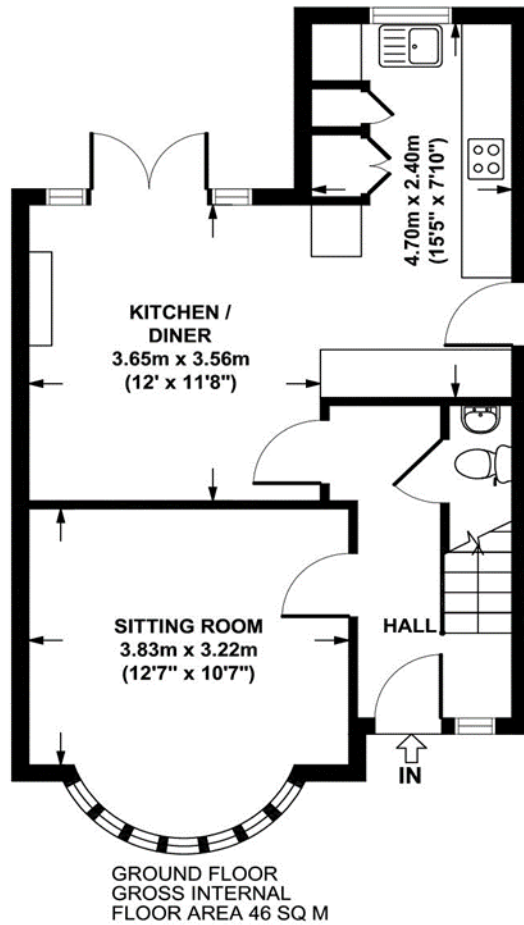
Weston Turville is an attractive village conveniently located between Aylesbury and Wendover. There is a combined infant and junior school, small parade of shops, church, three pubs/restaurants, golf club, reservoir and a village hall. There are many opportunities for recreation close to the village 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, Health Centre, Dentists, Library. The renowned Grammar School and High Schools are in Aylesbury, together with the Sir Henry Floyd co-ed Grammar School.

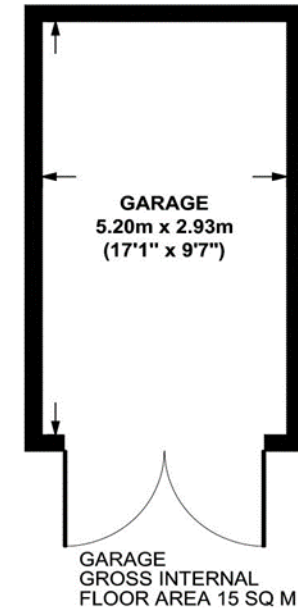
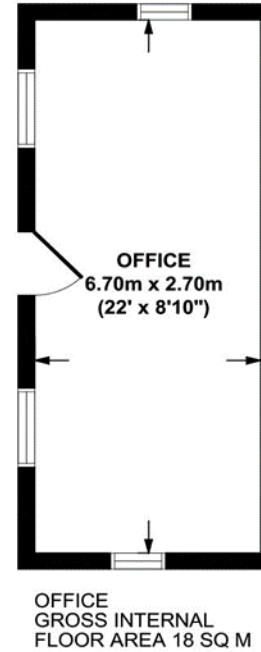
Directions

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 onto Worlds End Lane. Follow this road to the next roundabout, turn left onto Marroway and the property will be found on the right hand side, as indicated by our 'For Sale' board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



37 MARROWAY HP22 5TQ
APPROX. GROSS INTERNAL FLOOR AREA 121 SQ M / 1302 SQ FT
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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