



Lower Green, Weston Turville - HP22 5YU
£840,000

 **TIM RUSS**
& Company



- Large Entrance Hall, Cloakroom
- Double aspect Sitting Room with woodburner
- Study & 22' Conservatory
- Dining Room
- Kitchen/Breakfast Room with integrated appliances, Utility Room
- Master Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms
- Family Bathroom with bath & shower
- Double Garage & large driveway
- Good Sized Secluded Garden

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.



A superb family home nestled in a small crescent of just three homes with a secluded garden, large driveway, double garage & accommodation of 4 double bedrooms, 2 bathrooms and 4 reception rooms.

Upon entering into the hallway you are immediately presented with the feeling of space. The stairway leads up to the galleried landing. There is a double aspect sitting room with a feature fireplace and a log burning stove. The conservatory has double doors to the garden. An archway leads from the conservatory to the dining room which in turn opens into the kitchen/breakfast room. There is also a useful utility room. To the first floor there is a master bedroom with an en-suite shower room, three further double bedrooms and a family bathroom with a bath and a walk-in shower.

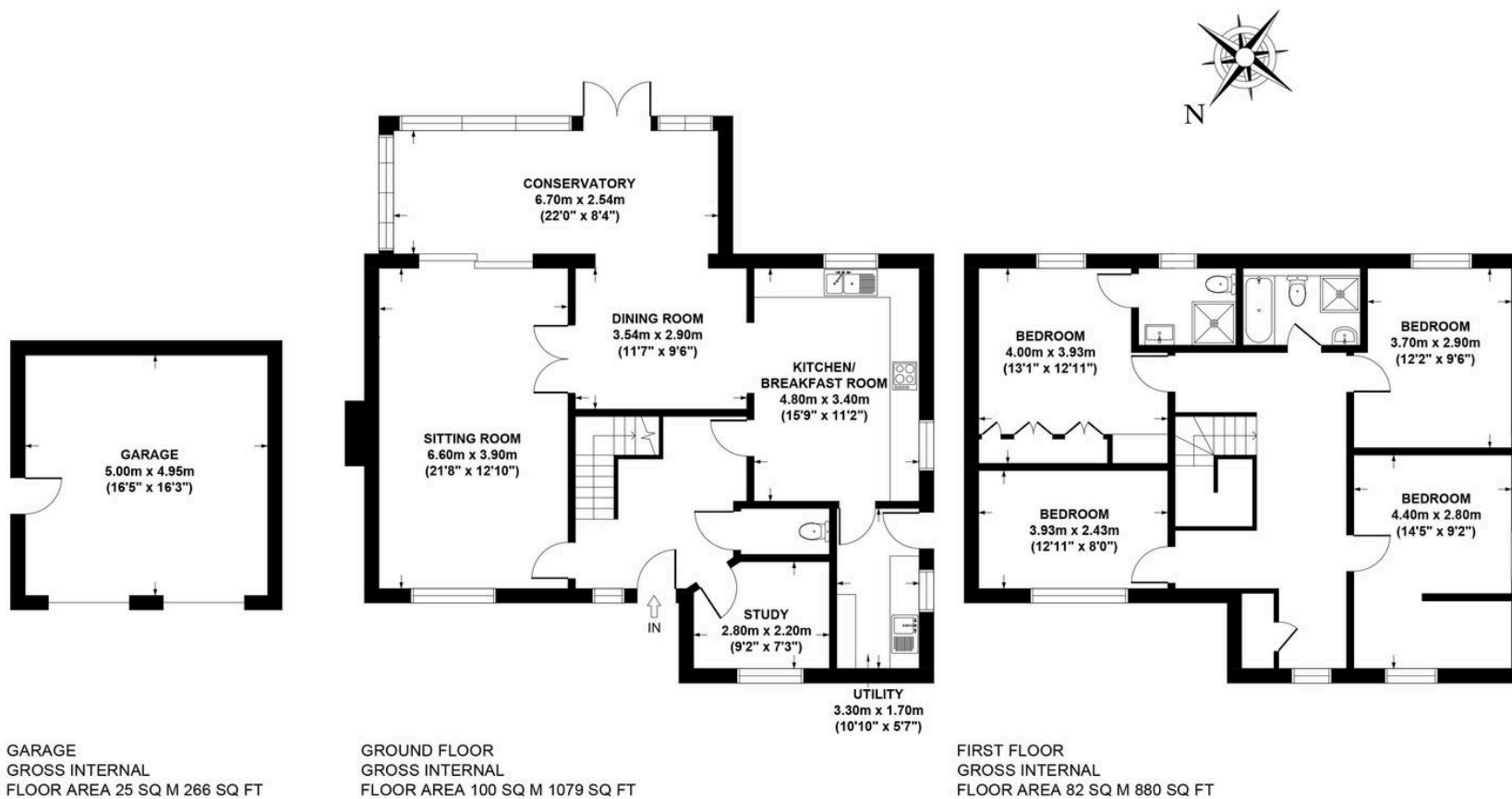
Outside: There is a good sized secluded rear garden which is ideal for families. A variety of evergreen shrubs, bushes and trees surrounding the central lawn. There is a paved patio with ample space for patio furniture and BBQ. To the front of the property there is a detached double garage and a storage shed with power and light. A driveway leads to the garage and a further parking area to the side of the garage where there is enough space for a caravan/horse trailer and motor home with overall parking space for 5 + cars (size dependent. Double Garage (16'5X16'3) up and over doors, light & power and a courtesy door to the rear garden.

Council Tax band: F / Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





LOWER GREEN
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING DOUBLE GARAGE
207 SQ M / 2225 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

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