



The Glebe, Weston Turville,
Buckinghamshire, HP22 5ST

TIM RUSS
& COMPANY



The Glebe Weston Turville HP22 5ST

Beautifully presented detached property
extended to provide superb family
accommodation with a secluded garden
enjoying a sunny south westerly aspect.

£775,000 Freehold



The Property

Situated in the heart of the village in a tucked away location, this detached family home offers superbly presented accommodation which really must be viewed to be appreciated. The accommodation comprises: porch, entrance hall, cloakroom, snug, large double aspect sitting room with bi-fold doors leading out to the garden. The beautifully fitted kitchen/dining room has an excellent range of drawers and cupboards, a central island, integrated appliances including two Neff slide & hide ovens, five ring induction hob, extractor and fridge/freezer, and double doors leading to the patio and garden. To the first floor there is a very large master suite comprising of a double bedroom, dressing area with a range of fitted wardrobe cupboards and a superb en-suite shower room with walk-in shower. There are three further bedrooms – one of which is currently used as a study and a large family bathroom.

Outside

To the front of the property there are well stocked flower and herbaceous borders, a large driveway providing parking comfortably for 3 cars, in addition to the **Garage 17'11 x 8'6**, with an electric roller shutter door, personal door, light and power. There is a covered store to the right hand side of the property and a gated side access leading to the

attractively landscaped rear garden which enjoys a sunny, south westerly aspect. There is a paved patio immediately abutting the property which leads on to a good area of lawn with well stocked flower and herbaceous borders.

Additional Information

Council Tax Band: F / EPC Rating: C

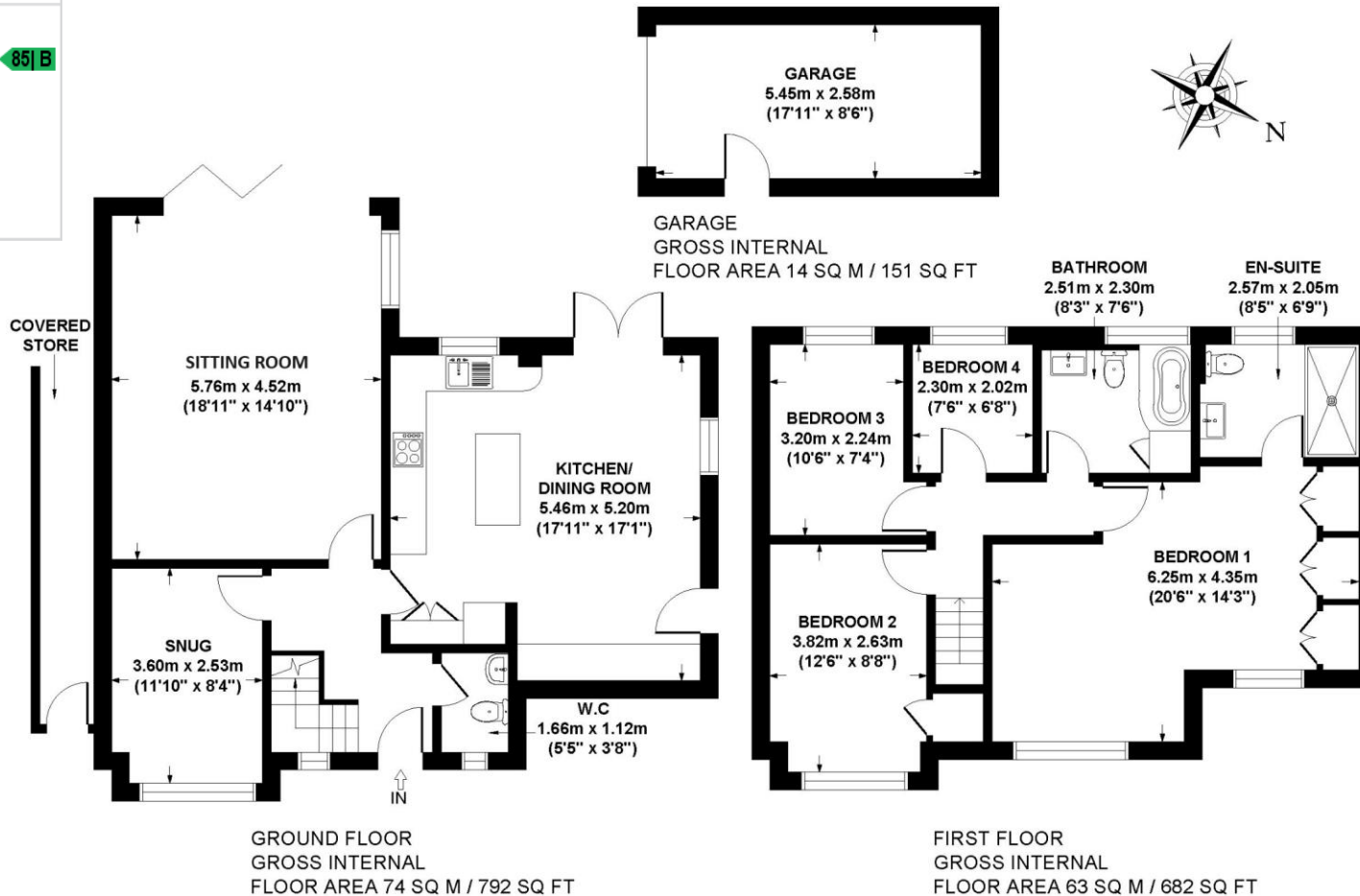
Location

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.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THE GLEBE, WESTON TURVILLE, HP22 5ST
APPROX. GROSS INTERNAL FLOOR AREA 151 SQ M / 1625 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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