

01923 270 666  
Kings Langley, Abbots  
Langley & Watford:  
01442 822 210  
Property  
Management  
01442 879 996  
& Country Homes:  
Berkhamsted Select  
01442 828 222  
Aylesbury & Villages:  
Ting, Wendover,

Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...





# Weston Turville

OFFERS IN EXCESS OF

£675,000

A wonderful family home with the centre piece being the stunning open plan kitchen/dining/ family room at the rear of the property which is further complimented by a dedicated utility room, two further reception rooms, four excellent bedrooms and two bathrooms along with good size driveway and rear garden.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

## Aston Clinton Road, Weston Turville, HP22

Approximate Area = 1730 sq ft / 160.7 sq m (excludes studio)

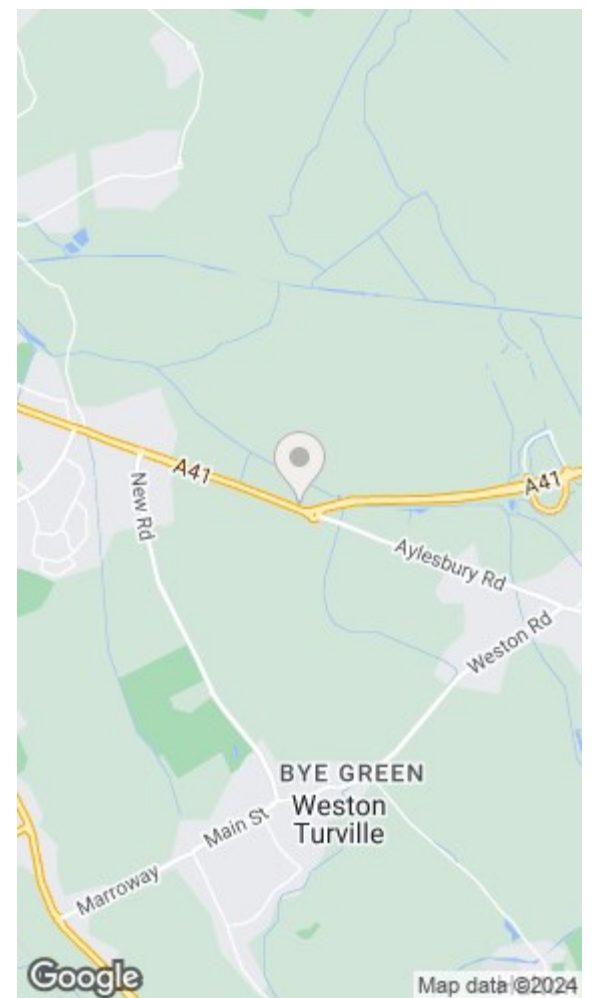
Garage = 151 sq ft / 14 sq m

Total = 1881 sq ft / 174.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sterling Homes. REF: 1121674



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	81		





[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)





A wonderful family home ideally located within the catchment for Grammar schools.



#### Ground Floor

A spacious entrance hall has a door to the right hand side opening to a large study which could easily be used as another main reception room given its size with a window to the front. To the left hand side a door opens to a traditional 'front room' which has a bay window to the front and log burner fireplace. Moving towards the rear of the property is an absolutely magnificent open plan kitchen/dining/ family room with another open grate fireplace and doors and windows opening to the rear gardens. The kitchen is comprehensively fitted with a range of base and eye level units and a central island. A dedicated utility room and ground floor shower room complete the ground floor.

#### First Floor

A spacious landing area has doors opening to all four excellently proportioned bedrooms and to a magnificent family bathroom which is fitted with a white suite to include a wc, wash hand basin and separate bath with rain shower over. There is also a hatch from the landing which opens to a good size loft space which provides amazing scope for conversion (STNP) should further space be required.

#### Outside

Benefitting from an exceptionally set back location with an extensive driveway to the front providing ample parking with gated access to the side leading to the rear garden which is mainly laid to lawn with a variety of specimen trees, hedging and planting along the side boundaries providing exceptional privacy. There is a patio area directly to the rear of the property and a timber framed garden cabin with insulation, power and light.

#### The Location

Weston Turville is ideally positioned for commuting into London with Wendover and Stoke Mandeville train stations serving London Marleybone in under 50 minutes and Tring train station serving London Euston in a little over 30 minutes. The village itself offers a range of facilities and is a warm and welcoming place to live and raise a family or retire to where there is an active local community to keep all needs catered for.

[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

#### Village Amenities

The village is well catered for with a range of village shops, beauty salons and several pubs which are all family friendly and offer a host of different eating options. Sitting on the foot of The Chiltern Hills the village is surrounded by pretty countryside and both within the village and on its door step are a range of walks and bridle paths leading through to the neighboring villages of Halton, Stoke Mandeville and the market town of Wendover which in turn offers an extended range of shops and boutiques.

#### Education In The Area

The village benefits from being within the catchment for the highly desirable Grammar schools of Aylesbury and is served by Weston Turville CE school which is highly regarded and upon independent assessment in 2015 the report stated:

'The Christian character of the school, expressed in the vision statement which greets visitors in the entrance lobby, is evident in all aspects of the schools life and work. Relationships between staff and pupils are characterised by a genuine, caring concern for the individual. Children feel valued, and are proud that their achievements, whatever their gifts and abilities, are regularly celebrated, both in class and with the whole school.'

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)