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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...



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Weston Turville

OFFERS IN EXCESS OF £875,000

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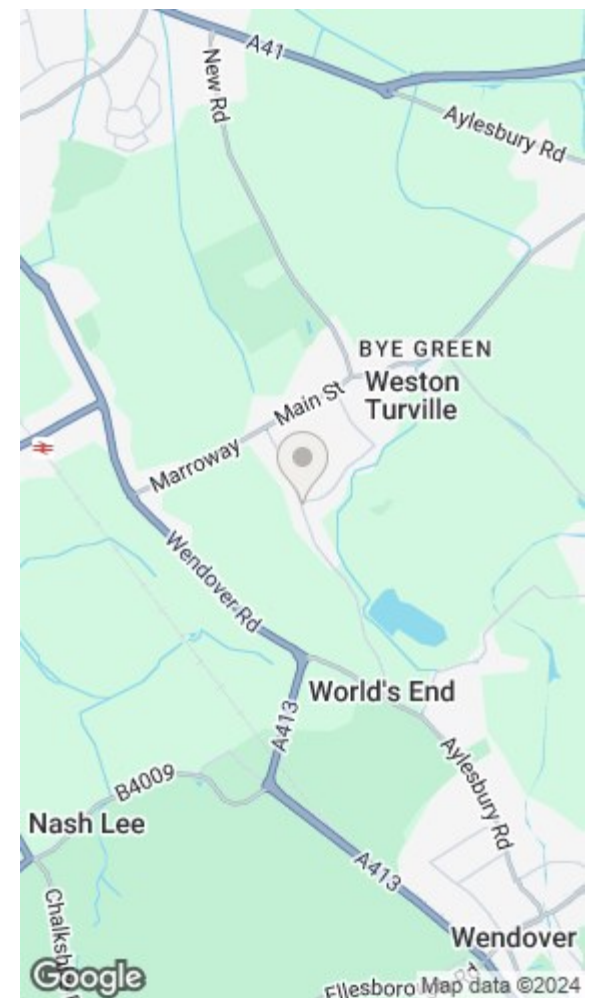
Offered for sale for the first time from new and with a number of additions to the property including a wonderful covered dining space to the level South westerly facing gardens which backs directly onto open countryside where the views can be fully admired. There are four double bedrooms with en-suite to the principal, a stunning open plan kitchen/dining/family room in addition to two further receptions utility and double detached garage with extensive parking!



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Total area: approx. 181.2 sq. metres (1950.2 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	92	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





DETACHED DOUBLE GARAGE.  
SOUTHERLY  
GARDEN. STUNNING OPEN  
PLAN  
KITCHEN/DINING/FAMILY  
ROOM.



**Ground Floor**  
The light and airy entrance hall welcomes you into this home. To the right hand side is a dedicated home office and to the left hand side a dual aspect living room which has a window to the front and double doors opening to the rear. The living room also boasts a cast iron wood burning stove. Moving through the entrance hall a second door to the right opens to a cloakroom which is fitted with a white two piece suite. Directly ahead of you a door opens to a simply stunning open plan kitchen/dining/family room which has two windows to the rear and French doors to the side allowing natural light to flood this wonderful space. The kitchen area is fitted with a high quality range of base and eye level units with quartz worktops over and incorporating a breakfast bar area. There are a number of integrated appliances and a door opens to a dedicated utility room.

**First Floor**  
The spacious landing area has a Velux window to the front and a hatch to the loft space with doors opening to all first floor bedrooms and to the family bathroom which has the benefit of both a bath and a separate shower cubicle. The principal and second bedrooms are positioned at the rear of the property having the advantage of wonderful views over the countryside directly to the rear. The principal bedroom also has a bank of fitted wardrobes expanding the full width of one wall and an ensuite shower room.

**Outside**  
A large double garage and driveway to the side of the property has a pedestrian door opening into the garden. Southerly facing the garden has a generous patio area directly to the rear of the house which leads to the main portion of the garden which is laid to lawn and fully enclosed with fencing. To one corner is a lovely covered pergola making an ideal place to retreat from the sunshine on those hot summer days!

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**The Location**

Situated at the foot of the Chiltern Hills, the historic village of Weston Turville is home to this exclusive development of just 18 recently constructed homes. For socialising with friends or dining out you'll find a choice of three country pubs, including the Chandos Arms and Chequers Inn, on your doorstep. Each oozing charm and character, and serving locally sourced seasonal food, fine wines and cask ales. Golf enthusiasts can practise their swing at the Weston Turville Golf Club with an 18 hole course, club house, shop and restaurant. Or cheer on the local rugby team at Aylesbury RFC on the edge of the village. Just 10 minutes away you'll find Coombe Hill, the highest viewpoint in the Chilterns with beautiful walks and stunning panoramic views across the Aylesbury Vale towards the Cotswolds.

The village has a small parade of shops for everyday essentials but offers easy access by car to nearby Wendover or Tring in just 5 minutes and Aylesbury is 10 minutes drive away where you will find a wider choice of supermarkets, High Street stores and boutiques. For travelling further afield, Stoke Mandeville station is 2 miles away with regular direct trains to London Marylebone in under an hour. By car the M1, M25 and M40 can all be reached in under 30 minutes.

**Agents Information For Buyers**

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.



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