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# Temptation comes in many forms...



Weston Turville

GUIDE PRICE £1,250,000



# Weston Turville

GUIDE PRICE

£1,250,000

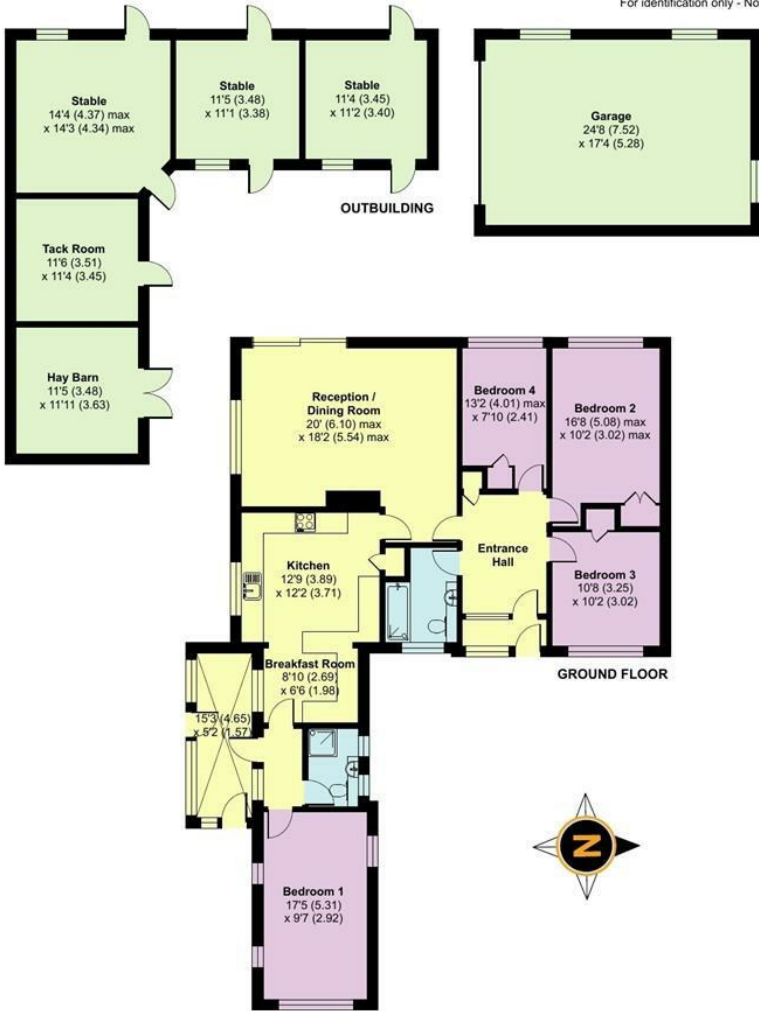
A rare chance to purchase a wonderful equestrian property on a plot approaching 4 acres and including 3 stables, tack room and hay store, a 60 x 20 meter top grade manege along with a highly specified refurbished property with 4 bedrooms, 2 bathrooms in a very private set back position with stunning views.



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## Worlds End Lane, Weston Turville, HP22

Approximate Area = 1479 sq ft / 137.3 sq m  
Garage = 427 sq ft / 39.3 sq m  
Outbuilding = 742 sq ft / 68.9 sq m  
Total = 2648 sq ft / 245.9 sq m  
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

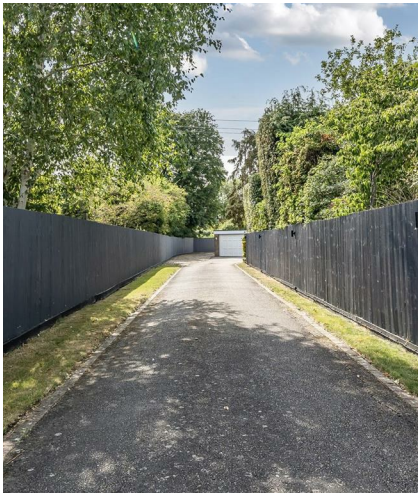








A rare chance to purchase an equestrian property within easy striking distance of excellent transport links.



#### The Property

The front door opens to an entrance porch, which, in turn opens to the entrance hall. Doors from here open to the three principal bedrooms two of which overlook the stunning rear gardens and towards the paddocks with the third overlooking the front. All three of the principal bedrooms boast fitted wardrobes and are well served by a luxuriously appointed family bathroom which is fitted with a three piece suite including an 'L' shaped bath with shower unit and screen over and vanity unit with recess wash basin. A door from the entrance hall then opens to the main reception room which is dual aspect with sliding patio doors opening to the rear garden and a window to the side framing the most wonderful views over fields and towards the Chiltern Hills. There is a limestone open grate fireplace to this room. From here you walk through to a high specification kitchen/breakfast room which has been refitted in recent years and also includes a useful breakfast bar area - an ideal space to congregate while socialising with family and friends. Moving through from here to the inner hallway there is a guest bedroom suite which benefits from a beautifully appointed shower room with double width walk in shower cubicle and vanity unit with wc and wash basin.

#### Stables, Grounds & Manege

Ideally positioned in the centre of this popular village the property is exceptionally set back from the road and offers the very best levels of privacy. Electric gates open to a long driveway leading to the main house where there is a double width garage and plenty of parking and turning space. The gardens wrap around the property and are mainly laid to lawn with a number of specimen and fruit trees dotted around. Vehicular access to the side of the garage leads to the stabling where there are three stables, a tack room and hay store with a large area of hard standing to the front. Beyond the stable is a professional grade 60 x 20 meter manege enclosed by post and rail fencing. There are a number of gated access points to the paddocks which are fully enclosed by post and rail fencing and with mature hedging to two of the boundaries.

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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 property in a plot approaching 4 acres. 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

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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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