



PORTFOLIO
from


brown & merry

School Lane, Weston Turville, Buckinghamshire

6 School Lane, Weston Turville, Buckinghamshire HP22 5SE

A superb village home, beautifully presented throughout, located in the heart of Weston Turville Village.



The Property

On entering this exceptional home the spacious reception hall and galleried landing make an immediate impact statement of what this home has to offer. The light and spacious, double aspect lounge with French doors to the rear garden, feature fireplace and double doors to a separate sitting / family room, again with French doors to the garden, flooding the room with natural light, a formal dining room to the front of the property. The kitchen breakfast room is fitted with an extensive range of wall and base units with complementary work-surfaces over, integral appliances, window to the rear aspect. An inner lobby and utility room, doors to the side access, a useful home office and the integral garage. A guest cloakroom completes the ground floor accommodation.

On the first floor are four double bedrooms all accessed from the stunning galleried landing, the master suite has a separate dressing area and well appointed en suite bathroom. There are three further double bedrooms and a family bathroom, all beautifully presented.



Outside

To the front of the property is a large driveway providing parking for several vehicles, a lovely flowerbed and mature tree frames the entrance perfectly. To the side of the garage is access to the rear of the property, where you will find a fully enclosed garden, enjoying a sunny aspect and a high degree of seclusion. Paved terraces are perfect for al fresco dining.

The remainder of the garden is laid to lawn with mature planting and specimen trees.

Location

Well located in the heart of Weston Turville village. The village has a village shop, take away and two hair dressers which cater for most day-to-day needs and are all within walking distance.

There is also a local primary school, three public houses, a rugby club, popular golf club and reservoir for sailing and angling. There is a choice of railway stations at either Wendover or Stoke Mandeville for London Marylebone or from Tring station to London Euston. The county town of Aylesbury is approximately three miles distant providing a good range of shopping and entertainment facilities, together with grammar schools. The A41 offers a swift connection with the M25 (Junction 20) and M1.

Education

Buckinghamshire has been renowned for its schooling for many years, Weston Turville has a popular primary school, in addition Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.







Ground Floor

Floor area 109.1 m² (1,174 sq.ft.) approx



First Floor

Floor area 81.5 m² (877 sq.ft.) approx

Total floor area 190.5 m² (2,051 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

School Lane, Weston Turville, Buckinghamshire HP22 5

An exceptional family home, offering light and spacious accommodation over two floors. Having been lovingly cherished by the current owners the property is in excellent condition throughout. Viewing is essential to appreciate everything this home has to offer.

Guide Price

£900,000

- Four Double Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Garage and Parking

EPC Rating: C

Council Tax Band: G

Tenure: Freehold

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To find out more information or to arrange a viewing call

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