



**PORTFOLIO**  
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Worlds End Lane, Weston Turville, Buckinghamshire

# 89 Worlds End Lane, Weston Turville, Buckinghamshire HP22 5RX

*An individual detached property dating back to 1946, offering spacious and versatile accommodation over two floors with potential to extend (subject to planning).*



## Entrance

The entrance porch opens to a spacious hallway, stairs rise to the first floor, doors to all reception rooms and a cloakroom with wc and wash hand basin.

## Kitchen / Diner

A bright double aspect room with a bay window to the front aspect and a large window overlooking the rear garden, flood the room with natural light. The kitchen is fitted with an extensive range of wall and base units with complementary work surfaces over, space for a Range style cooker, extractor above, a range of integral appliances, sink and drainer, door to side access.

## Sitting Room

A superb double aspect room with bay window to the front aspect and patio doors opening onto the rear garden, a splendid brick and timber feature fireplace provides a wonderful focal point, adding charm to this lovely sitting room.

## Family Room / Bedroom Three

A bright and versatile room overlooking the rear garden, currently serving as an additional dining room.



## First Floor Landing

Stairs rise to the first floor landing with doors to both bedrooms, the family bathroom and a useful storage cupboard.

## Bedroom 1

A light and spacious room with window to the front aspect and eaves storage.

## Bedroom Two

A bright room with windows overlooking the rear garden and fields beyond.

## Family Bathroom

Fitted with a white suite, bath shower over, low level WC and wash hand basin, part tiled walls.

## Sunroom

A beautifully bright, spacious and highly versatile sunroom with double doors opening onto the garden. Benefiting from its own en-suite shower room and adjoining a brick built garage, this space offers excellent potential for conversion into additional living accommodation, subject to any necessary consents.

## Outside

The property is approached via a generous driveway leading to a brick-built detached garage, before sweeping around to the front of the house and providing ample parking for several vehicles. An extensive lawn, complemented by mature planting and hedging completes the frontage. Gated side access to the rear garden.

The rear garden enjoys a high degree of privacy, being well screened by established hedging and backing directly onto open fields. The grounds feature an expansive lawn, well stocked shrub borders, a patio area, mature trees, greenhouse and timber shed. The overall plot extends to approximately one quarter of an acre.





### Education

The property lies in Buckinghamshire and is eligible for the grammar schools in Aylesbury. Schools in the independent sector include Berkhamsted Collegiate and Tring Park

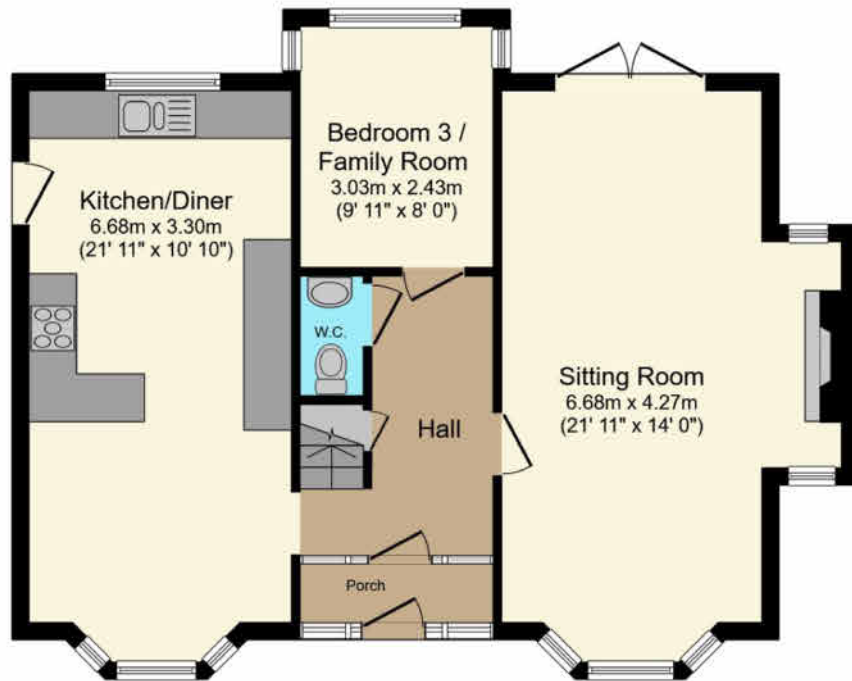
School for the Performing Arts.

### Location

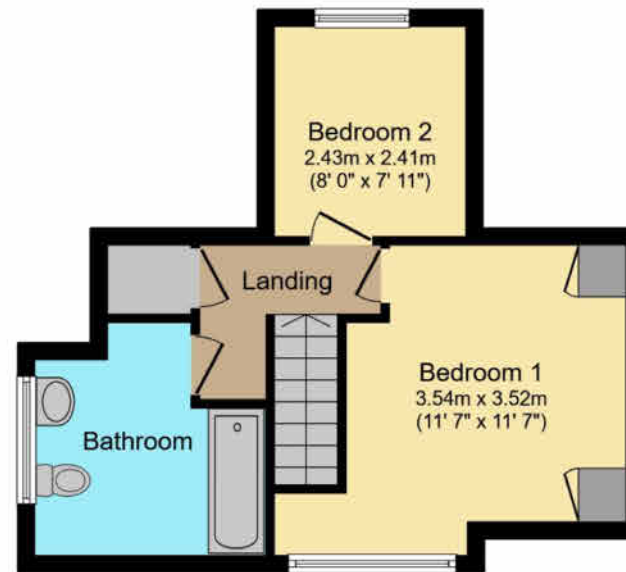
Well located in the heart of Weston Turville village. The village has a village shop, take away and two hair dressers which cater for most day-to-day needs and are all within walking distance.

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.

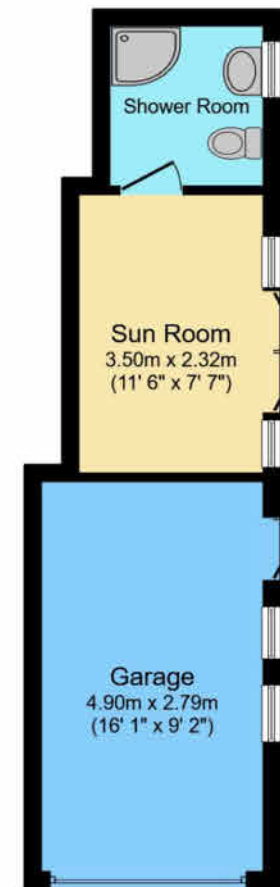




**Ground Floor**  
 Floor area 67.9 m<sup>2</sup> (731 sq.ft.) approx.



**First Floor**  
 Floor area 33.4 m<sup>2</sup> (360 sq.ft.) approx.



**Outbuilding**  
 Floor area 26.1 m<sup>2</sup> (281 sq.ft.) approx.

Total floor area 127.5 m<sup>2</sup> (1,372 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

89 Worlds End Lane, Weston Turville, Buckinghamshire HP22 5RX

**Occupying a large plot with countryside views to the front and rear 89 Worlds End Lane is a well presented detached home with potential for an annex and to extend (subject to planning) if required. Attractive gardens, detached garage and parking for several vehicles. Offered with no onward chain, viewing is highly recommended.**

Offers in Excess of

**£725,000**

- Individual Detached Home
- Three Bedrooms
- Large Front & Rear Gardens
- Potential to Extend (subject to planning)

EPC Rating: D

Council Tax Band: F

Tenure: Freehold

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To find out more information or to arrange a viewing call

**01296 624444**

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)  
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