



PORTFOLIO
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brown & merry

Marroway, Weston Turville, Buckinghamshire

21 Marroway, Weston Turville, Buckinghamshire HP22 5TQ

An exceptional four double bedroom family home, superbly presented throughout, large garden, ample parking for several vehicles and detached double garage.



The Property

21 Marroway is an extremely well maintained and updated detached family home offering spacious accommodation over two floors. The front door opens to a light reception hall with doors to all rooms, cloakroom and stairs raising to the first floor. The living room is over 22 foot long with a feature fireplace and opens onto a bright conservatory with doors to a terrace and gardens beyond.

The spacious kitchen diner is fitted with an extensive range of wall and base units with complementary work surfaces over, integral appliances, door to the rear garden. The utility has space and plumbing for a washing machine and tumble dryer, additional work surfaces and storage. Two further reception rooms with fireplaces, which are currently used as a formal dining room and a spacious home office.

On the first floor are four double bedrooms, master with en suite shower room and built in wardrobes, bedroom two again has an en suite shower room, the two remaining double bedrooms share a beautifully re-fitted bathroom with free standing bath.



Outside

To the front of the property is a spacious block paved driveway, providing parking for several vehicles, double gates to either side of the house give access to even more parking and a driveway to the detached double garage. The garage has power, light and a first floor playroom. With the correct permissions this space would make a perfect home office or annex.

A paved terrace can be found to the rear of the house and is accessed from the conservatory and kitchen, a perfect spot for alfresco dining and enjoying the garden beyond. The large garden is mainly laid to lawn, enclosed by mature hedging and specimen trees which offer a high degree of privacy.





Location

Well located in the heart of Weston Turville. 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

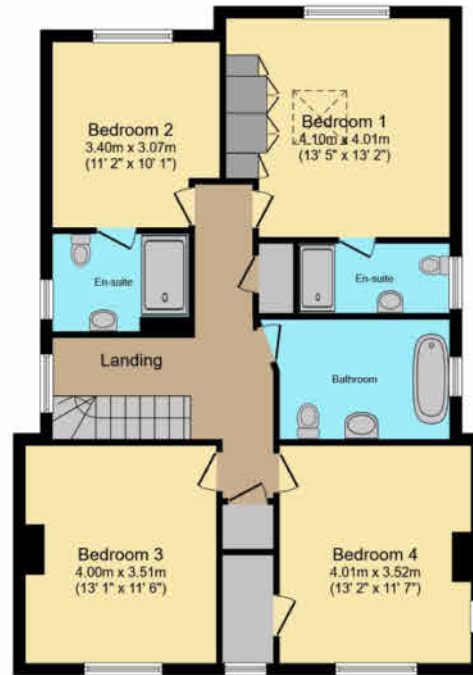


independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.



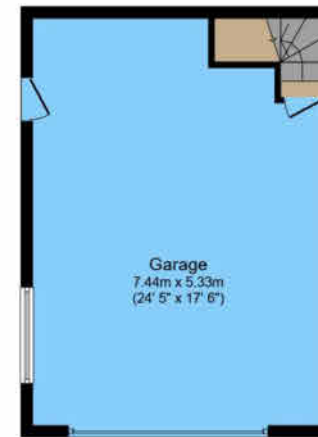
Ground Floor

Floor area 115.8 m² (1,246 sq.ft.) approx



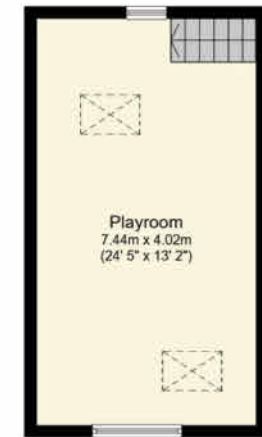
First Floor

Floor area 87.9 m² (946 sq.ft.) approx



Garage Ground Floor

Floor area 39.7 m² (427 sq.ft.) approx



First Floor

Floor area 29.9 m² (322 sq.ft.) approx

Total floor area 273.2 m² (2,941 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

Marroway, WestonTurville, Buckinghamshire HP22 5TQ

A substantial village home offering light and spacious accommodation over two floors, stunning 22' sitting room with contemporary conservatory, beautifully appointed kitchen breakfast room, two further reception rooms. Four double bedrooms and three bathrooms. Detached double garage with annex potential (subject to planning).

Guide Price

£1,100,000

- Four Double Bedrooms
- Four Reception Rooms
- Three Bathrooms plus Cloakroom
- Annex Potential (Subject to planning)

EPC Rating: D

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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