



PORTFOLIO
from



brown & merry

Worlds End Lane, Weston Turville HP22 5SA

48 Worlds End Lane, Weston Turville, Buckinghamshire HP22 5SA

Offered to the market for the first time since new, this outstanding four-bedroom detached residence occupies a superb position within an exclusive development in the sought-after village of Weston Turville.



The Property

Offering versatile accommodation, the home features four double bedrooms, a luxurious principal suite, an impressive open-plan kitchen/dining/family room, and additional reception room, a utility room, double garage and extensive driveway parking. A bespoke home office further enhances the lifestyle appeal of this detached home.

Ground Floor

A spacious and welcoming entrance hall immediately creates a sense of light and space. To one side, the beautifully appointed dual-aspect sitting room enjoys views to both the front and rear. French doors open onto the garden, and a cast-iron wood-burning stove provides an attractive focal point. A stylish cloakroom serves the ground floor accommodation. Undoubtedly the heart of the home is the stunning open-plan kitchen, dining and family room. Designed with both family living and entertaining in mind, this impressive space is flooded with natural light from large windows and French doors. The kitchen is fitted with an extensive range of wall and base units with complimentary work-surfaces over. A selection of integrated appliances is seamlessly incorporated, whilst a separate utility room provides additional storage and practicality.



First Floor

A generous first-floor landing, provides access to all bedrooms and the family bathroom. The principal bedroom benefits from an extensive range of fitted wardrobes and a beautifully appointed en-suite shower room, whilst three further double bedrooms provide excellent accommodation for family members or guests. The family bathroom is finished to a high standard and features both a panelled bath and separate shower enclosure.

Outside

The property's south-westerly facing rear garden is a particular highlight, perfectly positioned to enjoy the afternoon and evening sunshine. A paved terrace spans the rear of the house, creating an ideal setting for outdoor dining and entertaining, before leading onto an expanse of lawn.

A double garage with EV charger is situated to the rear of the property, complemented by extensive driveway parking and convenient pedestrian access to the rear garden.

Location

Nestled at the foot of the Chiltern Hills, Weston Turville is one of Buckinghamshire's most desirable villages, offering an attractive blend of rural charm and modern convenience. Residents enjoy a selection of renowned country pubs, local amenities and excellent recreational facilities, including Weston Turville Golf Club and nearby Aylesbury Rugby Football Club.

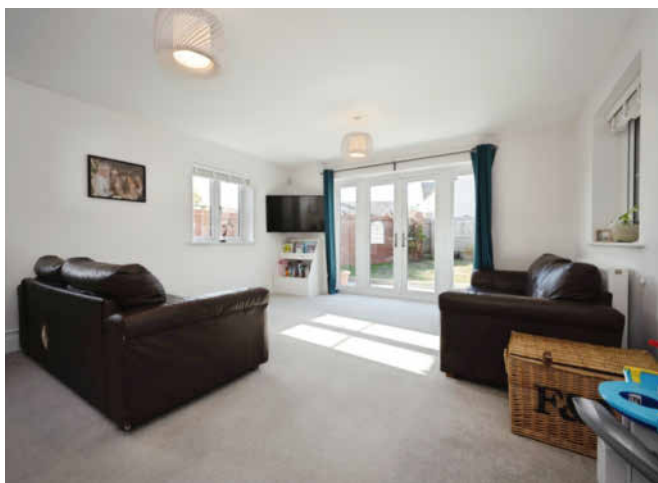
The surrounding Chiltern countryside provides an abundance of walking and cycling routes, with the iconic Coombe Hill viewpoint just a short distance away.

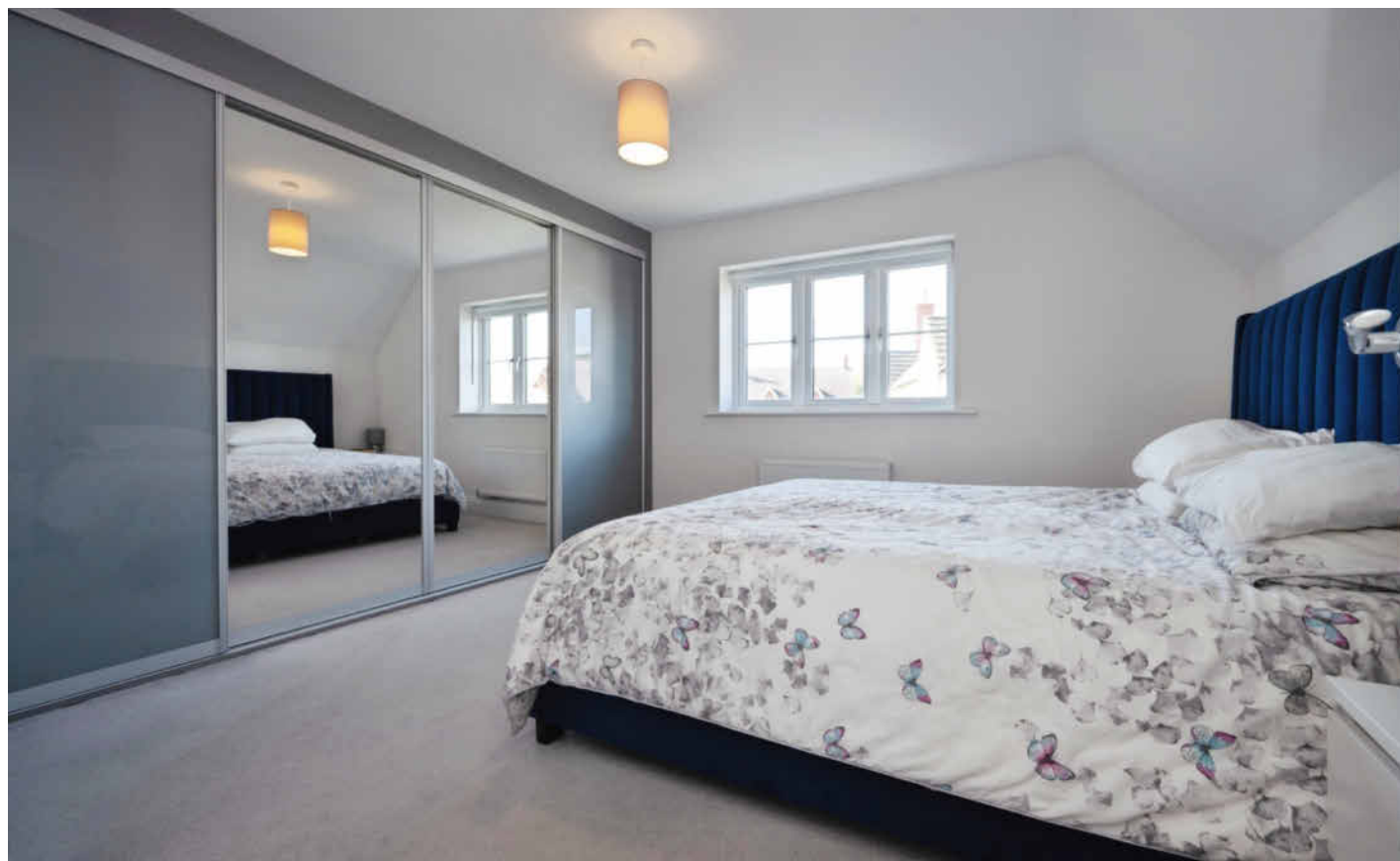
For everyday shopping, the neighbouring towns of Wendover and Tring are within easy reach, whilst Aylesbury offers a comprehensive range of retail, leisure and educational facilities.

Excellent transport links further enhance the village's appeal. Stoke Mandeville railway station is approximately two miles away, providing regular direct services to London Marylebone in under an hour, whilst the M1, M25 and M40 motorways are all readily accessible.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



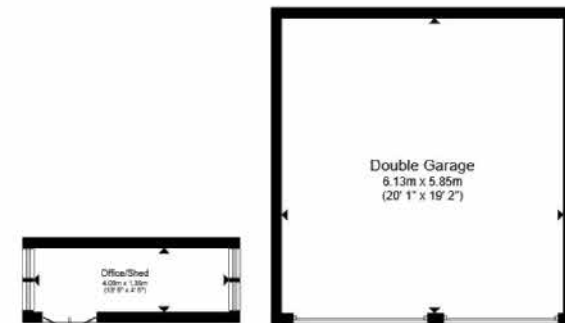




Ground Floor



First Floor



Outbuilding

Total floor area 198.2 m² (2,133 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

48 Worlds End Lane, Weston Turville, Buckinghamshire HP22 5SA

A beautifully appointed family home in an enviable village setting, offering exceptional living space, stunning countryside location and an outstanding quality of life.

Guide Price

£825,000

- First time offered for sale since new
- Open plan kitchen/ dining / family room
- Separate sitting room
- Double garage and driveway parking

EPC Rating: B

Council Tax Band: G

Tenure: Freehold

PORTFOLIO
from


brown & merry



To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

Woollerton House, 7 High Street, Wendover, Aylesbury,
Buckinghamshire, HP22 6DU
brownandmerry.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

