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Little Homestead, Weston Turville

# Little Homestead, Brook End, Weston Turville, Buckinghamshire, HP22 5RQ

*An individual detached village home enjoying stunning views over open countryside.*



## The Property

Little Homestead offers excellent accommodation over two floors. On the ground floor the entrance porch opens to a spacious reception hall with doors to all reception rooms and bedroom four. The beautifully appointed kitchen dining room is flooded with natural light and enjoys uninterrupted views over the garden. The kitchen is fitted with an extensive range of wall and base units with complementary Corian work surfaces over and built in appliances. A central island is the perfect spot for a morning coffee; from the dining area tri-fold doors lead onto a paved terrace.

A separate utility room has space and plumbing for a washing machine.

The spacious living room also enjoys uninterrupted views over the the garden and brook. Also on the ground floor is a double bedroom with large dressing room, a family bathroom and large store (approx. 12 ft by 4 ft).

The stunning timber staircase sweeps you to the first floor where you will find a spacious landing with velux windows to the rear, three spacious double bedrooms and shower room.



## Outside

The property is approached by a single track drive leading to double timber gates and the entrance to Little Homestead. A spacious graveled drive area has parking for multiple vehicles and horse-boxes, if desired. The formal garden enjoys areas of lawn and well stocked flower beds, specimen trees and borders, paved terraces are perfect for al fresco dining, there is also a timber summer house, tool shed with power and light, work room shed with power and light, a wooden log store and field shed. A paddock of just under an acre directly attached to the formal gardens.

## Location

The property is 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

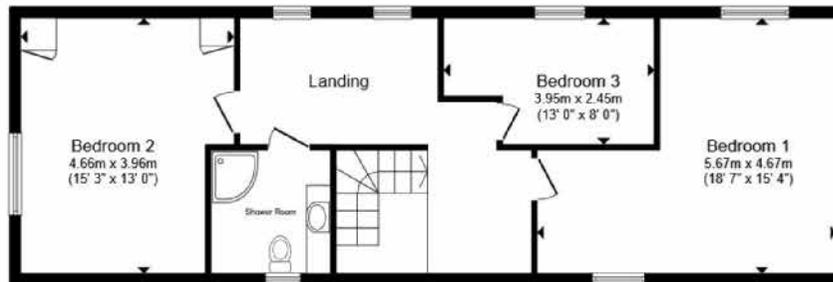
The property lies in Buckinghamshire and is eligible for the secondary school in Wendover and grammar schools in Aylesbury. Schools in the independent sector include Berkhamsted Collegiate and Tring Park School for the Performing Arts.







**Ground Floor**



**First Floor**

Total floor area 188.5 m<sup>2</sup> (2,029 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](http://www.propertybox.io)



# welcome to

Little Homestead is a unique detached village home, tucked away in a secluded location. Offering light and spacious accommodation over two floors, the property has been extremely well maintained and modernised by the current owners.

If you are looking for an individual home with impressive formal gardens, paddock and far reaching views over neighbouring countryside, this is simply the home for you!

Guide Price

## £1,200,000

- Detached Family home
- Four Double Bedrooms
- Formal Gardens and Paddock
- Secluded Location

EPC Rating: C

Council Tax Band: G

Tenure: Freehold

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To find out more information or to arrange a viewing call

## 01296 624444

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