



  
brown & merry

Country House  
& **Farm Sales**

Worlds End Lane, Weston Turville, HP22 5SA



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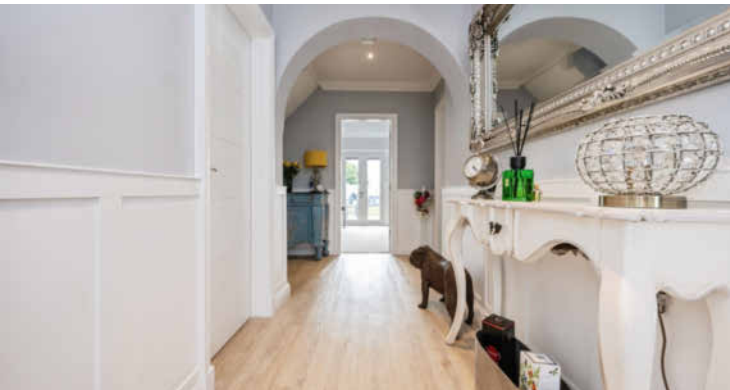


## THE MAIN HOUSE

This exceptional detached family home has been skilfully and imaginatively re-modeled and extended, to provide a near perfect balance of contemporary yet practical living space.

The current owners have enhanced the accommodation and added a master suite with en-suite shower room and a stunning kitchen/dining/living room, opening out onto the wonderful south westerly garden.

28 Worlds End Lane offers excellent accommodation over two floors. A large entrance hall leads you to all reception rooms, Karndean flooring flows seamless though the main ground floor accommodation, apart from the attractive sitting room with feature fireplace and double casement doors to a porcelain tiled terrace and garden beyond. The home office is fitted with a range of storage cupboards with desktops over, window to the front aspect. The Shower room has part tiled walls, low level wc, wash basin and shower, window to side aspect.



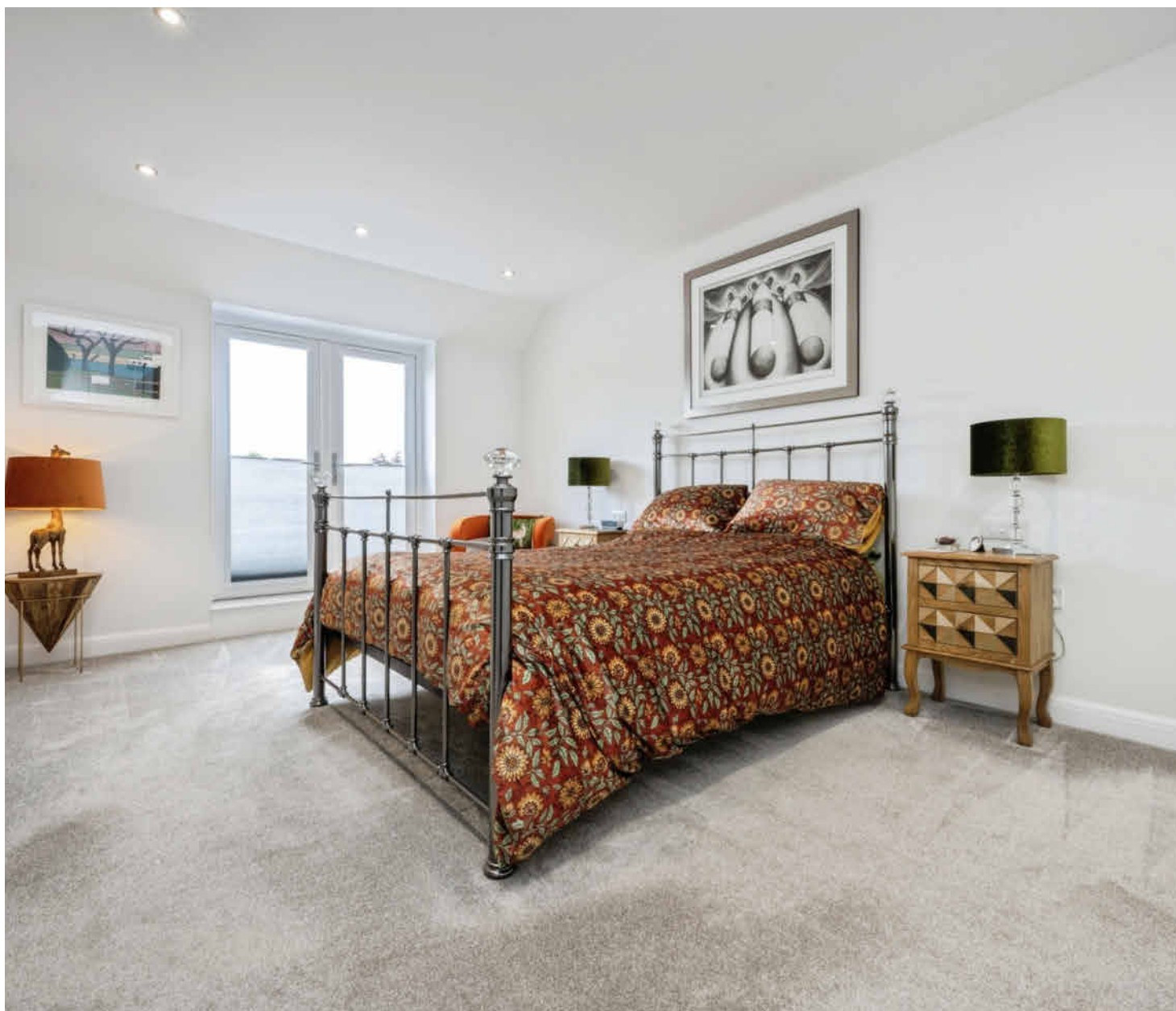
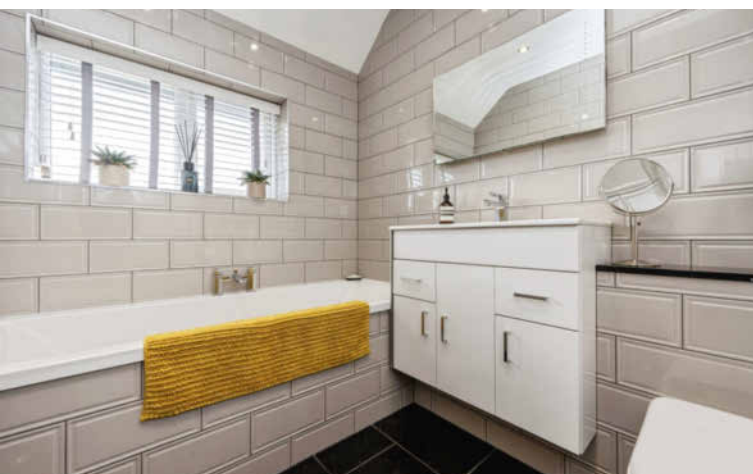




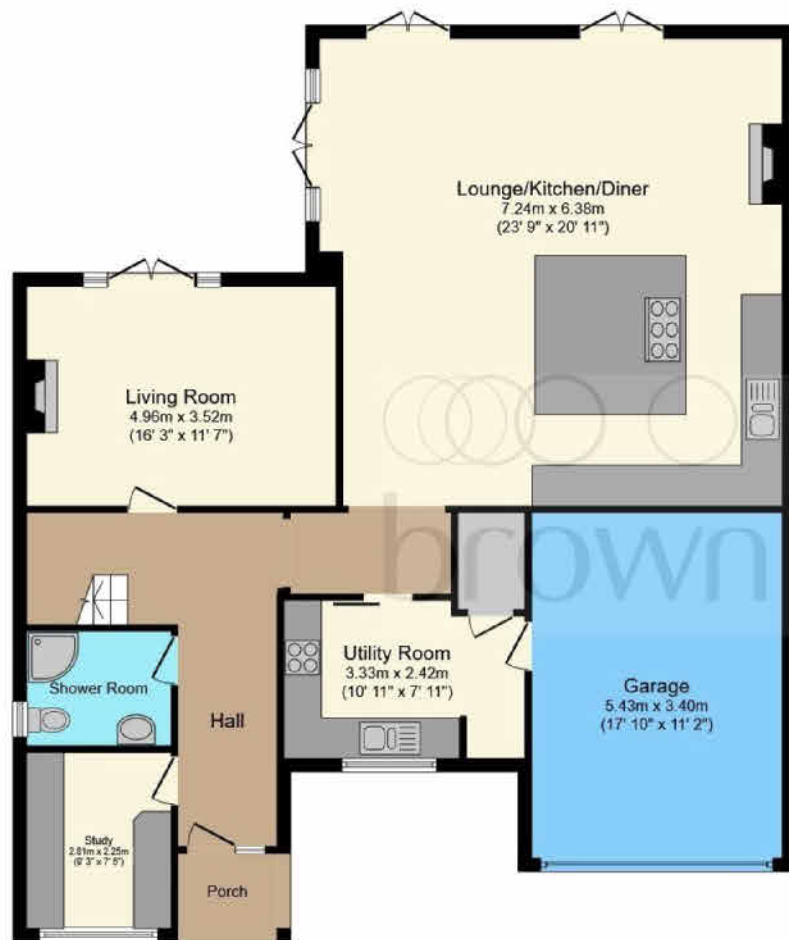
The utility room is fitted with a range of wall and base units with complementary work-surfaces over, double oven with induction hob and extractor over. Space and plumbing for stacking washing machine and tumble dryer, stainless steel sink and drainer, integral dishwasher, window to the front aspect, cupboard housing Mega Flow tank, door to integral garage. The main reception room is an exceptional entertaining space incorporating a stunning kitchen, dining area and sitting room. The kitchen is fitted with an extensive range of wall and base units with Dekton work-surfaces and glass splash backs, eye level AEG slide and hide double oven, Franke sink with Quooker tap, dishwasher, full size integral fridge and freezer. Waterfall central island with an NEFF induction hob with built in extractor. In the Sitting area is a Media Wall with fireplace, 3 double casement doors to the patio and garden beyond.



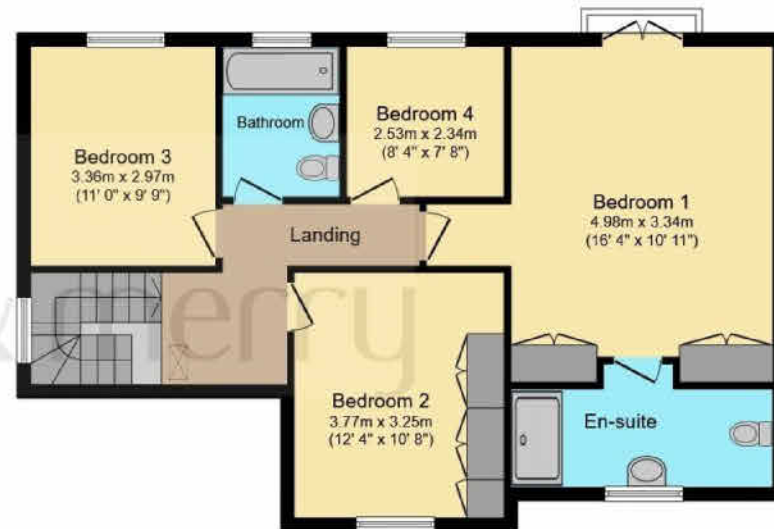
To the first floor there is a large master bedroom suite which enjoys views to the rear from the Juliette balcony, bespoke fitted wardrobes a beautifully appointed en suite shower room. There are three further bedrooms and a family bathroom which has been fitted to a high specification.







**Ground Floor**



**First Floor**

Total floor area 216.9 m<sup>2</sup> (2,335 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.focalagent.com](http://www.focalagent.com)

## OUTSIDE

The south westerly facing rear garden has been thoughtfully designed with a large, porcelain tiled terrace perfect for al fresco entertaining and an expanse of lawn leads to a decked area with power and lighting. To the front a driveway provides ample parking, for several vehicles, garage with powered roller door power and lighting.

## 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**

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.

## **TENURE**

Freehold

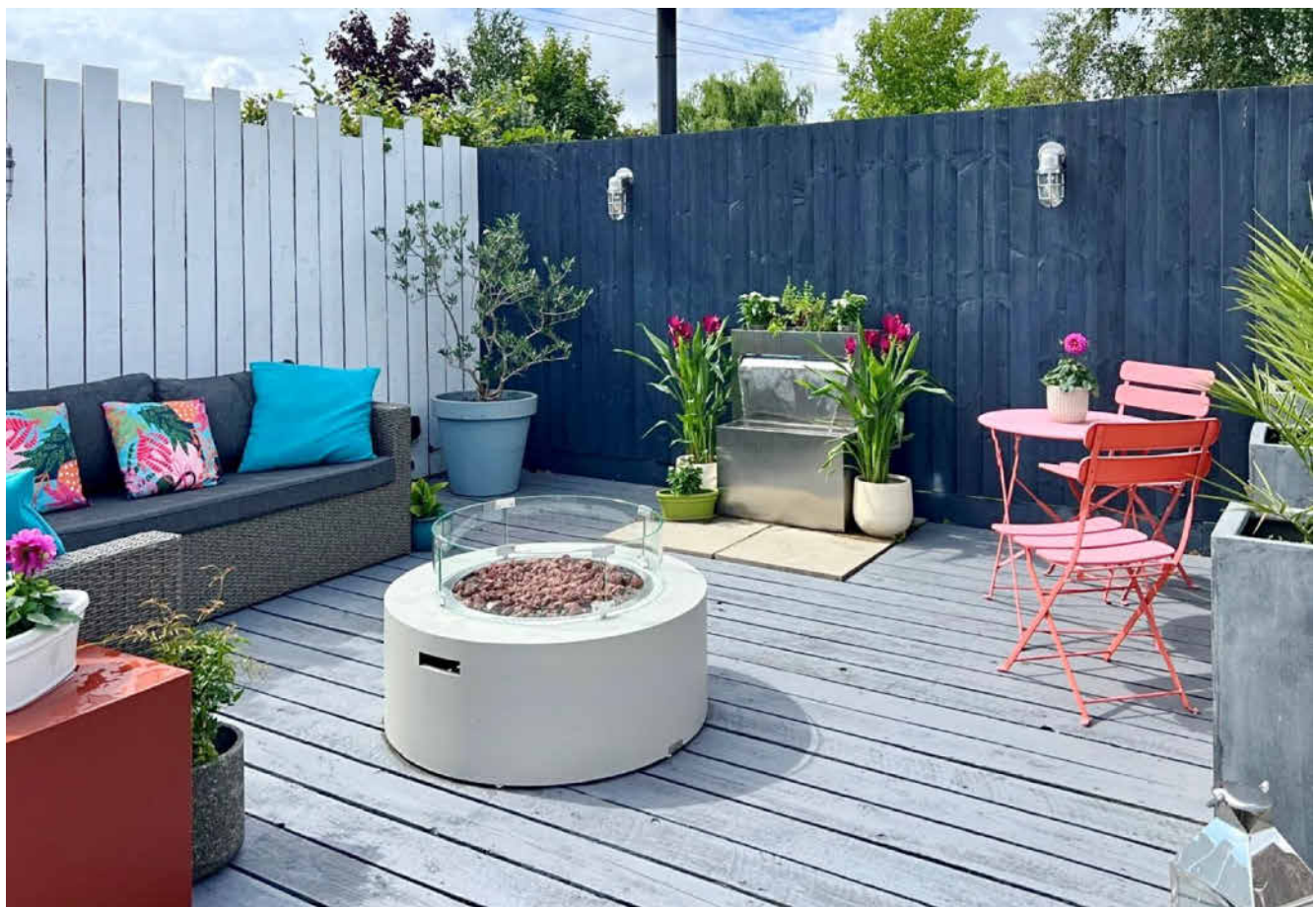
## **SERVICES**

Mains Electricity, Water and Drainage, Gas Central Heating and Super-fast Fibre.

NB In accordance with the Estate Agency Act 1997, we confirm that the vendor is related to an employee of Brown & Merry.







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