



**PORTFOLIO**  
from



brown & merry

Flaxen Field, Weston Turville HP22 5GJ

# 1 Flaxen Field, Weston Turville, Buckinghamshire HP22 5GJ

*A beautifully presented detached bungalow, located in the heart of Weston Turville, offering well thought out accommodation and attractive secluded gardens.*



## Entrance

The front door opens to an entrance lobby and spacious hall way beyond, doors to reception rooms and all bedrooms, two useful storage cupboards, wood effect flooring.

## Living Room

A bright and spacious room with a modern feature fireplace, window to the rear aspect, French doors to the conservatory , access to the dining room, door to hall.

## Kitchen

The kitchen is fitted with an extensive range of wall and base units with complementary work surface over, integral oven with hob and extractor, space and plumbing for washing machine, sink and drainer with mixer tap, tiled floor and splash backs, picture window over looking the rear garden.

## Dining Room

The dining room is accessed both from the kitchen and sitting room and is a lovely entertaining space. Window to the conservatory, wood effect flooring.



## Conservatory

A lovely versatile space with wonderful views of the pretty garden, tiled flooring , doors to a paved terrace, perfect for al fresco dining.

## Utility

Space and plumbing for a washing machine, sink and drainer with tap over, additional storage cupboards with complementary work surfaces, door to side access and window to rear garden, tiled floor and splash backs.

## Boot Room

Large full height storage/coats cupboard, tiled floor, personal door to garage, door to hall and door to side access.

## Master Bedroom

A bright and spacious double bedroom, large window to the front aspect, built in cupboard, wood effect flooring. Door to en-suite.

## En-suite shower room

Recently refitted with walk in, fully tiled shower cubicle, vanity unit with wash hand basin and storage below, wc, part tiled walls.

## Bedroom Two

Another double bedroom, built in cupboard, window to front aspect, wood effect flooring.

## Bedroom Three

A generous single bedroom, window to side aspect.

## Family Bathroom

Recently refitted with a white suite, paneled bath with shower over, wash hand basin and wc, fully tiled to the shower area, the remainder of the walls are part tiled, tiled floor and window to side aspect.

## Garage

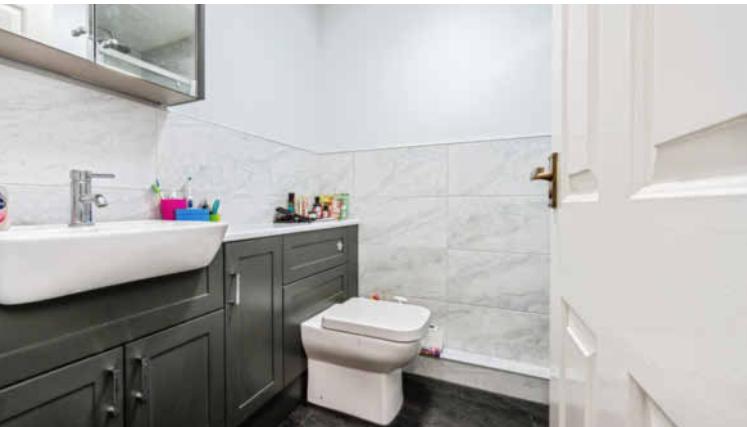
The garage has been modified to allow for the boot room, but still offers great storage for bikes etc.

## Outside

To the front of the property a block paved driveway leads to the garage, an additional area of gravel provides of road parking for several vehicles.

To the rear of the property there is a lovely mature, secluded garden, crammed full of well stocked borders, sample trees, mature hedging, fully enclosed with paneled fencing, gated access to the front. The remainder of the garden is laid to lawn with several attractive seating areas and a summer house with power and light.





## Location

Well located in the heart of Weston Turville village which is situated almost midway between Wendover and the county town of Aylesbury. The village offers several local shops, 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.



Total floor area 130.2 m<sup>2</sup> (1,401 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

1 Flaxen Field, Weston Turville, Buckinghamshire HP22 5GJ

**A bright and spacious three bedroom detached bungalow, located in a tucked away position in the heart of Weston Turville. Beautifully presented throughout. Ample parking and garage storage to the front and a lovely secluded garden to the rear. Viewing essential.**

Offers In Excess Of

**£700,000**

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Three reception Rooms

EPC Rating: C

Council Tax Band: F

Tenure: Freehold

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To find out more information or to arrange a viewing call

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