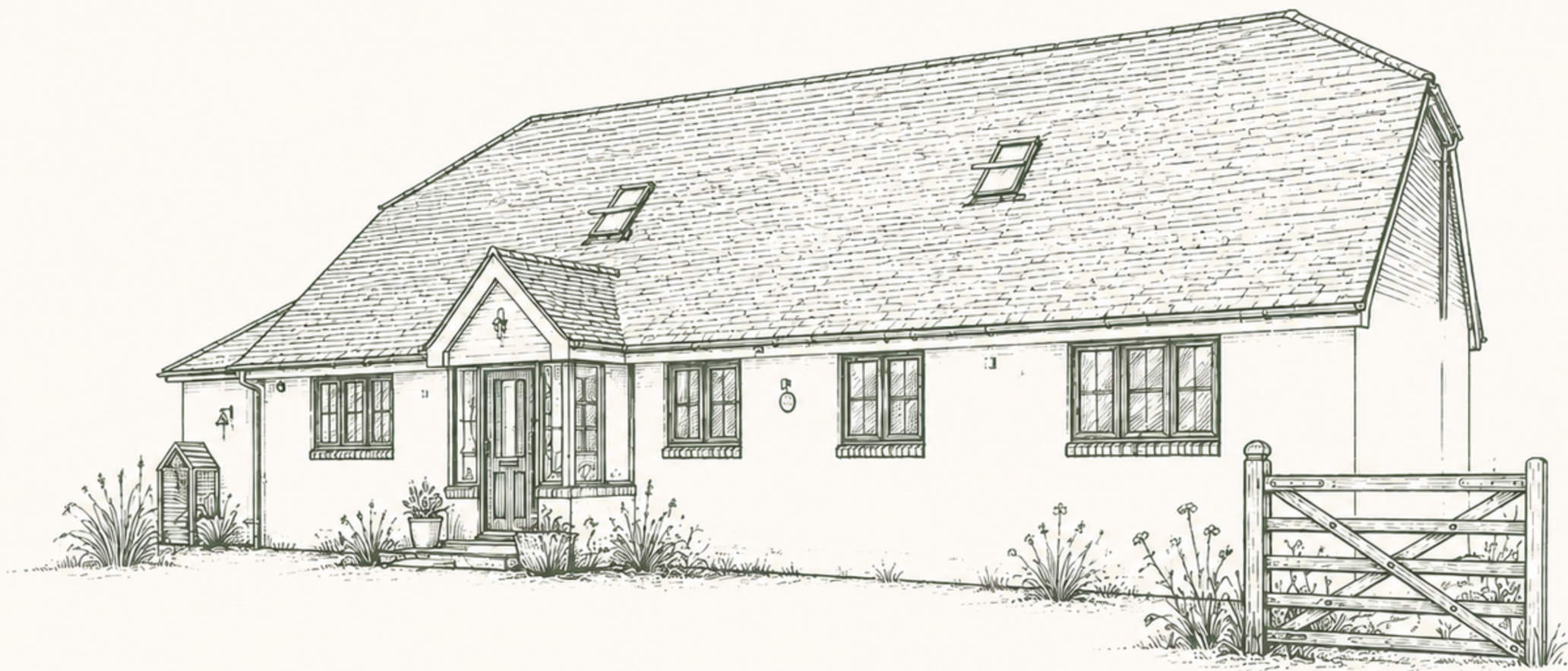




LITTLE HOMESTEAD

WESTON TURVILLE



WHERE SPACE BECOMES A WAY OF LIFE

There are homes that simply occupy a countryside setting, and then there are homes that allow you to experience it every day.

Set back from the village, Little Homestead is a wonderfully individual four-bedroom detached home offering space, privacy and a connection with the landscape around it.

Carefully maintained, the property combines generous accommodation with a relaxed country lifestyle. Light-filled rooms look across the garden towards the paddock, while the stream and neighbouring fields bring openness and a seasonal backdrop.

Morning coffee overlooking the land, summer lunches outside and evenings listening to the stream are all part of life here.

This is more than a home in the countryside. It is a place with space to breathe.

“The space is what makes life here feel so different. Every day begins and ends with the landscape around us.”



A HOME THAT REVEALS ITSELF SLOWLY



Little Homestead is set back from Brook End and reached along a single-track access road.

The house only properly reveals itself as the timber gates open onto a generous gravelled driveway, with ample parking for numerous vehicles and space for a horsebox if required.

From here, the setting begins to unfold. The garden surrounds the house, leading naturally to the adjoining paddock, with neighbouring fields forming the landscape beyond.

The entrance porch leads into a spacious reception hall, setting the tone for a home that feels generous, welcoming and wonderfully individual from the beginning.



THE PLACE EVERYONE COMES TOGETHER

At the heart of Little Homestead lies a kitchen that balances space with practicality. An extensive range of cabinetry provides storage, complemented by Corian work surfaces and integrated appliances that give the room a clean and considered finish. The generous layout allows cooking and preparation to feel effortless, with everything arranged around the substantial central island. Designed to work as beautifully for busy mornings as it does for relaxed weekends, the kitchen feels established, welcoming and individual. It is a room created not simply to look impressive, but to support the natural rhythm of daily life.



Natural light fills the kitchen, while windows look across the garden towards the paddock, drawing the landscape into the room and making the outlook part of life. At the centre, the island provides preparation space while also creating a place to gather for coffee, conversation and informal meals. Friends can sit nearby as supper is prepared, children can gather at the island and mornings can begin slowly with the doors open to the garden. Beyond, the dining area provides room for a substantial table, with tri-fold doors opening directly onto the paved terrace. In warmer months, inside and outside become connected, allowing lunches and dinners to continue naturally into the garden. A separate utility room keeps the practical side of daily life away from the principal space. This is a kitchen that brings people together, whether for quiet breakfasts or evenings with friends that continue long after supper has been served.



"No matter what time of day it is, we always seem to end up here gathered around the island, with the doors open and the paddock beyond."



FROM MORNING COFFEE TO SUMMER SUPPERS

The dining area is an extension of the kitchen, creating a sociable space for everyday meals and occasions.

A large window looks across the garden towards the paddock, filling the room with natural light and giving it an open and calm atmosphere.

Tri-fold doors open directly onto the paved terrace, allowing the room to connect with the garden during the warmer months.

There is space for breakfasts, lunches and evening meals overlooking the paddock as the light softens across the neighbouring fields beyond.

Its relationship with the kitchen makes entertaining feel effortless, allowing conversation to continue while supper is prepared and giving the entire space an easy, relaxed rhythm.

“Dinner here never feels rushed. With the paddock beyond the window and the doors open to the garden, evenings have a way of carrying on.”





A ROOM WITH A VIEW

The living room enjoys an outlook across the rear garden, with the stream bringing character to the setting.

Light-filled, it provides a comfortable place to relax while remaining connected to the landscape outside.

During colder months, the log burner creates an inviting focal point, making this a room for cosy evenings as the fire glows.

In summer, the garden takes centre stage, while autumn and winter bring changing colour.

It is a space for quiet afternoons, comfortable evenings together and watching the seasons pass beyond the windows.





THE FREEDOM TO MAKE IT YOUR OWN

The wider ground-floor arrangement adds further practicality and potential. A walk-in coat room provides storage for clothing, footwear and the requirements of country life, keeping the entrance and principal rooms feeling calm and uncluttered. A bathroom has been completed to a high standard, combining modern styling with the comfort expected of a substantial family home. Together with the two large rooms, these spaces also create the possibility of forming self-contained annexe accommodation, subject to any necessary consents. This could provide an ideal arrangement for extended family, visiting guests or anyone seeking a greater sense of independence while remaining connected to the main house. Whether used as a private bedroom suite, guest accommodation or a future annexe, the ground floor offers freedom to adapt around the people who live here.



The ground floor reveals a flexible arrangement, with a beautiful wooden staircase providing a sense of character at the centre of the space. Two large rooms are currently used as separate offices, yet their generous proportions allow them to be imagined in several different ways. Together, they could create a substantial double bedroom and dressing room, forming a private ground-floor suite with space to feel calm, comfortable and removed from the principal living areas. Equally, the rooms could remain as two individual spaces for hobbies, reading or creative pursuits. Their size and position give this level genuine versatility, allowing the accommodation to evolve naturally as family life and individual needs change over time.





A PEACEFUL WORLD ABOVE

The first floor opens onto a beautiful open landing, illuminated by Velux windows overlooking the rear garden.

Thoughtfully arranged with two armchairs and a bookshelf, it feels like far more than a place between rooms. It is a peaceful corner in which to sit with a book, enjoy a quiet morning coffee or simply pause for a while away from the main living spaces below.

Three generous double bedrooms occupy this level, each offering comfortable and well-proportioned accommodation with room for substantial furniture.

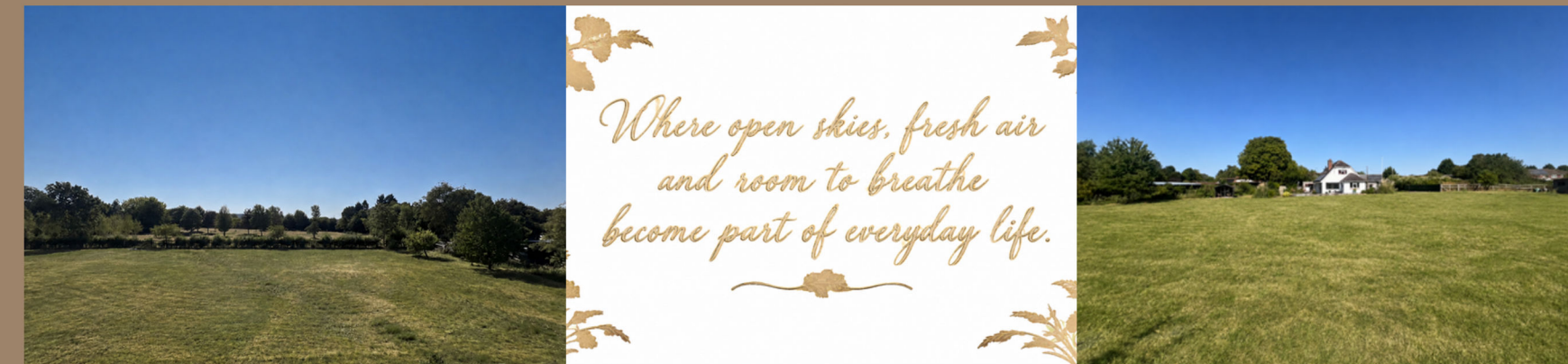
Every bedroom has its own individual character, while views across the garden, paddock and neighbouring fields maintain the connection with the landscape surrounding Little Homestead.

There is a genuine sense of calm here, with each room creating an inviting retreat for family members or overnight guests.

A recently updated modern shower room has been finished to a high standard, bringing a clean and contemporary feel to the first floor.

Together, the bedrooms, shower room and open reading area create a private and restful part of the home.





A Paddock of Your Own

Beyond the garden lies the adjoining paddock, with the entire plot extending to approximately one acre.

Its direct connection with the garden makes it versatile. For those with equestrian interests, it provides an opportunity to enjoy land beside the house. For others, it offers space for recreation, animals, gardening or simply greater freedom.

A timber summer house provides a peaceful place from which to enjoy the setting, while a tool shed and separate workshop, both with power and lighting, offer space for hobbies, equipment and storage.

A timber log store and field shelter further complement the outside accommodation.

Together, the garden, stream, paddock and outbuildings provide the space required for country life without allowing the practical elements to detract from the setting.





LONG DAYS BESIDE THE STREAM

Outside is where Little Homestead reveals another side of its character.

Generous lawns surround the house, creating open space for children to play, dogs to explore and family and friends to gather.

Paved terraces adjoining the house provide natural places for outdoor dining and entertaining, from breakfast in the morning sun to long lunches and quiet evenings overlooking the garden.

Running through the rear garden, the stream is one of the property's most distinctive features. It brings movement, sound and an almost timeless quality to the setting, creating a peaceful backdrop and reinforcing the feeling that the house sits naturally within its surroundings.

This is outside space designed to be lived in and enjoyed here throughout every season rather than simply admired.



SPACE, FREEDOM AND A DIFFERENT PACE OF LIFE

Life at Little Homestead is shaped by space, privacy and the countryside surrounding it.

It is opening the doors from the kitchen on a summer morning. Watching the garden change with the seasons. Walking from the lawn directly into your own paddock. Hearing the stream running through the garden as the evening becomes quiet.

The garden surrounds the house before leading naturally into the adjoining paddock, with neighbouring fields forming the landscape beyond. From the dining table, the view stretches across the garden towards the land, bringing the setting into everyday life.

Everyday amenities remain within easy reach.

Individual country homes are frequently described as unique, but Little Homestead offers a combination that is increasingly difficult to find.

A detached home, lawns, its own paddock, a stream running through the rear garden, ample parking and neighbouring fields beyond all come together to create a property with a distinctive setting.

Spacious yet welcoming and set apart without feeling isolated, Little Homestead is a home for those searching for more than simply somewhere to live.

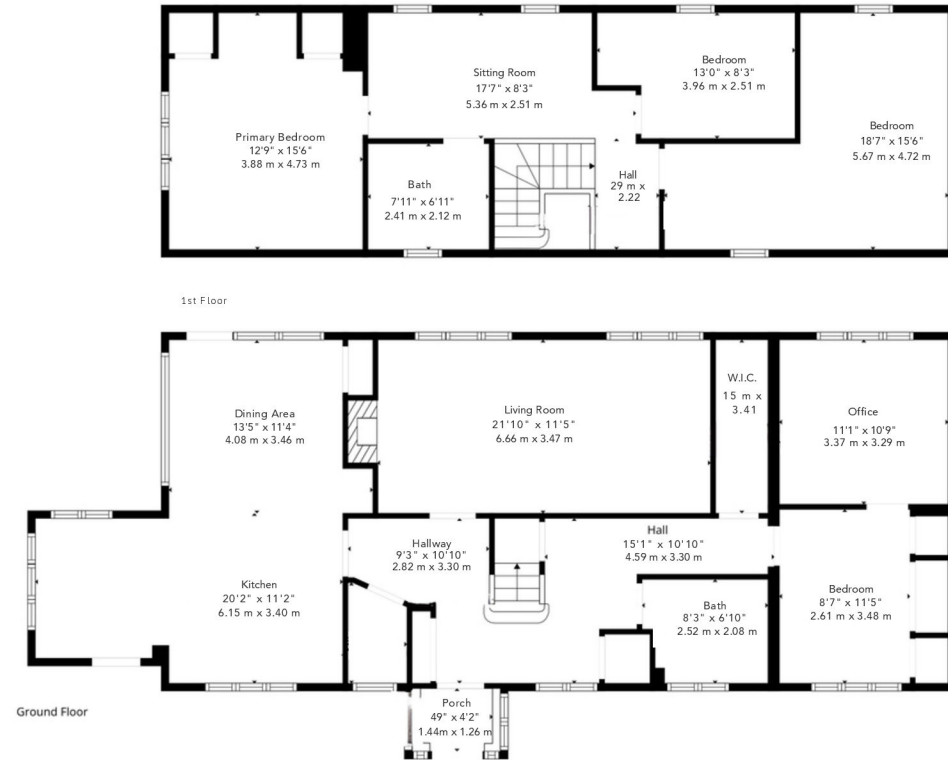
It is an opportunity to embrace a quieter, more spacious and distinctly rural way of life.



Finer Details

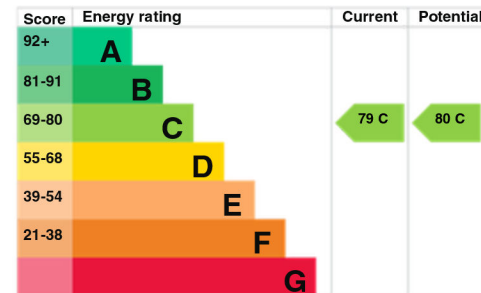


- Substantial detached village home
- Four bedrooms
- Two bathrooms, including a recently updated contemporary shower room
- Two generous reception rooms
- Flexible ground-floor accommodation with annex potential
- Generous gardens with paved terraces and a stream
- Adjoining paddock extending to just under an acre
- Summer house, workshop, tool shed, log store and field shelter
- Gated gravel driveway with extensive parking
- Peaceful semi-rural setting in Weston Turville



Total: 1757 sq. Ft, 163 m2
Ground Floor: 1232 sq. Ft, 114 M2, 1st Floor: 525 sq. Ft, 49 m2
Excluded Areas: Screened Porch: 24 sq. Ft, 2 M2, Low Ceiling: 257 sq. Ft, 24 M2, Open To Below: 11 sq. Ft, 1 M2, Walls: 155 sq. Ft, 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Ask the Owners Where Do You Go When You Need...



LOCAL SCHOOLS:
Weston Turville CE School, John Colet School and in catchment for Aylesbury Grammar schools.
8 min drive



PUBLIC TRANSPORT:
Stoke Mandeville Station
4 mins drive



BEST WALKS:
Wendover Woods
10 min drive



PINT OF MILK:
Weston Turville Stores.
2 min drive



PUB:
The Chequers Inn,
3 min Drive



GYM:
The Gym Group
Aylesbury
12 min drive



PLACE TO EAT:
The Five Bells
2 min drive



PLACE OF INTEREST:
Weston Turville Reservoir
Nature Reserve
4 min drive



TAKEAWAY:
Lobon Morees
1 min drive



CHEMIST:
Jardines Pharmacy, Aston Clinton
6 min drive

Little Homestead

Brook End, Weston Turville, Buckinghamshire



D I S T I N C T I V E L Y
B R I O N S

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