







# 1 Bridleway

Weston Turville, Aylesbury

Stunning 4-bed detached in Weston Turville. Two receptions, open kitchen/diner, utility, 3 baths, master with walk-in wardrobe. Wrap-around garden, driveway for multiple cars.

Sought-after village of Weston Turville, which lies almost midway between the market town of Wendover and the county town of Aylesbury. This popular village offers local shops which cater for most day-to-day needs. There is also a local school, three public houses, a rugby club, popular golf club and nearby 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 for 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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Entrance Hall

This spacious entrance hall is comprised of Amtico flooring, ceiling lightings and solid oak doors leading to all rooms on the ground floor.

### Cloakroom

This downstairs cloakroom is comprised of a frosted window, fitted light to the ceiling, a wall mounted radiator, low level w/c and a hand wash basin with mixer tap.

### Kitchen/Diner

This large open plan kitchen / diner is comprised of Amtico flooring, studio spotlights to the ceiling, French sliding double doors leading to the garden, a window to the side aspect and the kitchen is comprised of a range of wall and base mounted units including an inset basin with a mixer tap and draining board, breakfast island with an induction hob and extractor and integrated dishwasher, built in fridge, built in freezer, two double ovens and two grills with ample space for dining room furniture.

### Utility

This utility room features a wall mounted radiator, Amtico flooring, spotlights to the ceiling, a door to the rear aspect, a range of wall and base mounted units including a basin with mixer tap, integrated washing machine.

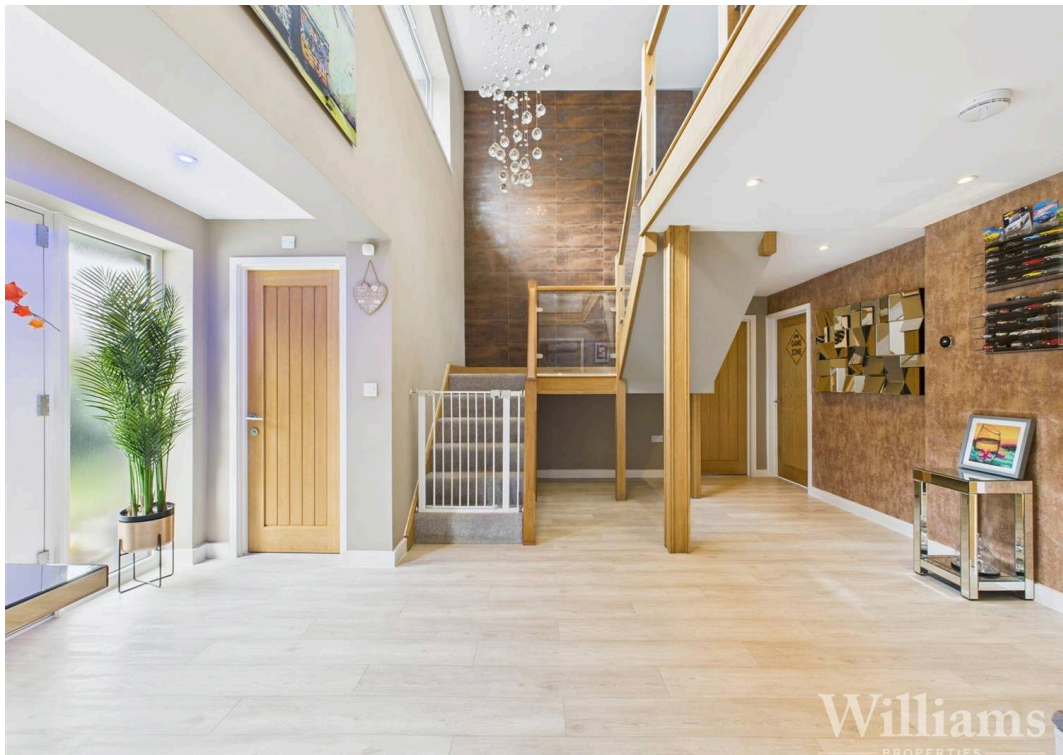
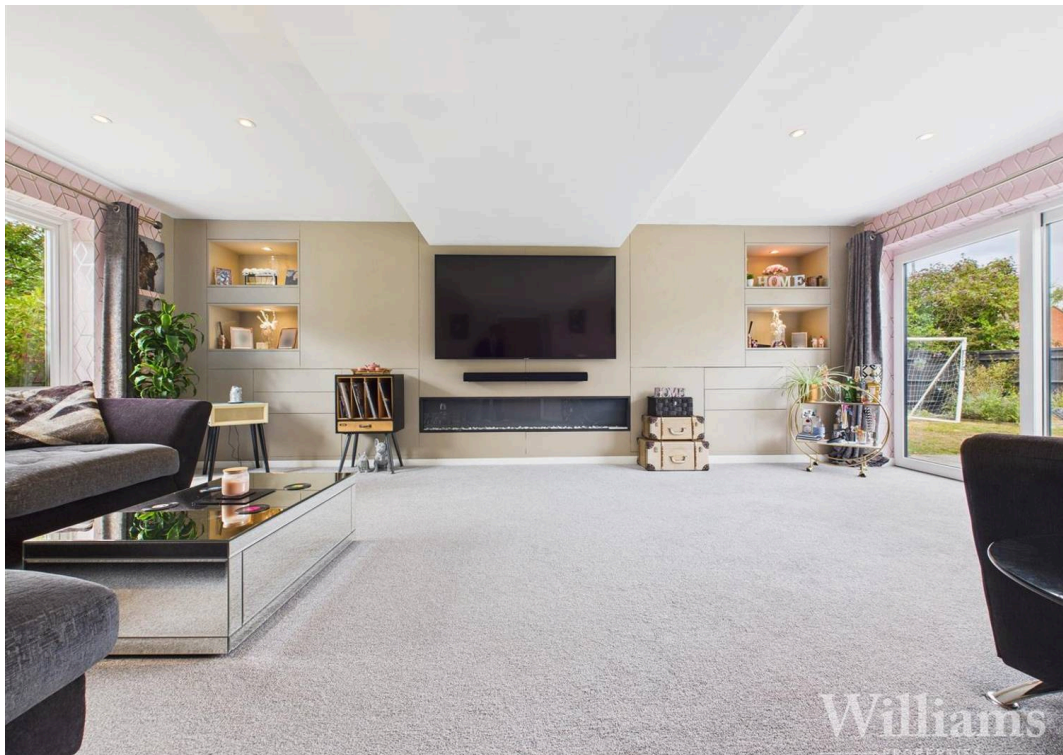
### Family Room / Study

This reception room is located to the rear of the property, spotlights to the ceiling, Amtico flooring, wall mounted radiator, a window to the rear aspect over looking the garden. ample space for your desired furniture for the games room or study space.

### Living Room

This spacious living room is comprised of carpeted flooring, two wall mounted radiators, a large window to the front aspect, spotlights to the ceiling, large media unit covering the whole rear wall with storage options, French sliding double doors leading to the garden. There is ample space for a sofa set and other living room furniture.









### Family Bathroom

The bathroom is comprised of Amtico flooring, spotlights to the ceiling, frosted windows to the rear aspect, heated towel rail, a bathtub with mix tap, low level WC, a hand wash basin vanity unit with a mixer tap, integrated double shower.

### Bedroom

This bedroom is comprised of carpeted flooring, a window to the front aspect, two pendant lights, a wall mounted radiator, ample space for a King size bed and other bedroom furniture.

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This bedroom is comprised of carpeted flooring, a window to the rear aspect, an double wardrobe, pendant lighting to the ceiling and door to the en suite. Plenty of space for a king size bed and other bedroom furniture.

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This bedroom features carpeted flooring, a window to the front aspect, spotlights to the ceiling, a wall mounted radiator, ample space for a King size bed and other bedroom furniture.

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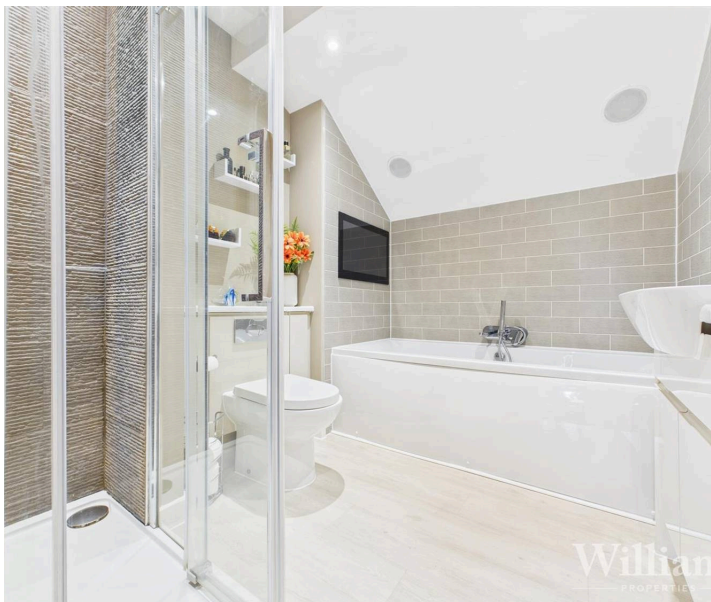
This Master bedroom is comprised of carpeted flooring, two windows to the rear aspect, two wall mounted radiators, pendant light to the ceiling, a walk in wardrobe with spotlights to the ceiling and a door to the en suite bathroom and space for a super king size bed and other bedroom furniture.

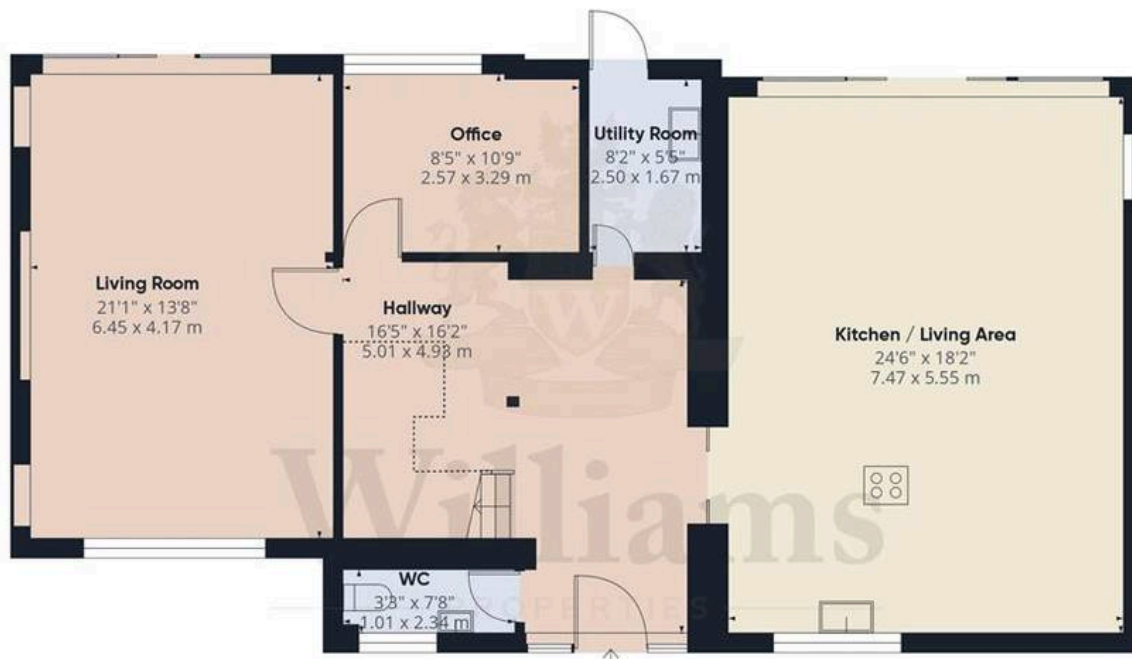
### Master En suite

This en suite bathroom is comprised of Amtico flooring, spotlights to the ceiling, built in TV and built in sound system, a wall mounted radiator, low level w/c, fully tiled walls, a panelled bathtub, hand wash basin and an enclosed shower unit.

### Planning Permission

There is planning permission for a double storey extension to the side of the property including a games room, two bedrooms and bathroom





Floor 0

**Approximate total area<sup>(1)</sup>**

2169 ft<sup>2</sup>  
201.4 m<sup>2</sup>

**Reduced headroom**

46 ft<sup>2</sup>  
4.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.