



28 Worlds End Lane, Weston Turville - HP22 5SA

Offers Over £1,000,000

 **TIM RUSS**  
& Company



- Exceptional four-bedroom detached family home, extensively remodelled and thoughtfully extended to a high contemporary standard
  - Stunning open-plan kitchen / dining / living space featuring Dekton worktops, Neff appliances, Quooker tap, waterfall island and bespoke media wall
  - Luxurious principal bedroom suite with bespoke fitted wardrobes, Juliet balcony overlooking the garden and beautifully appointed en-suite
  - Three additional well-proportioned bedrooms served by a stylish, high-specification family bathroom
  - Separate sitting room with feature fireplace and double casement doors opening onto the terrace
  - Set within a well-regarded and highly desirable part of Weston Turville, offering a perfect balance of village setting and everyday convenience
  - Driveway providing ample off-road parking for multiple vehicles plus garage with powered roller door
  - Wonderful south-westerly facing rear garden with porcelain tiled entertaining terrace, lawned area and decked seating space with power and lighting
  - Ground floor shower room and separate utility room with integrated appliances and access to integral garage
  - Dedicated home office with fitted storage – ideal for remote working
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- Council Tax band: E
  - Tenure: Freehold
  - EPC Energy Efficiency Rating: C
  - EPC Environmental Impact Rating: C

This exceptional four-bedroom detached family home has been extensively remodelled and thoughtfully extended to offer a superb standard of contemporary living. Set in a highly desirable part of Weston Turville, it combines a peaceful village setting with excellent everyday convenience.

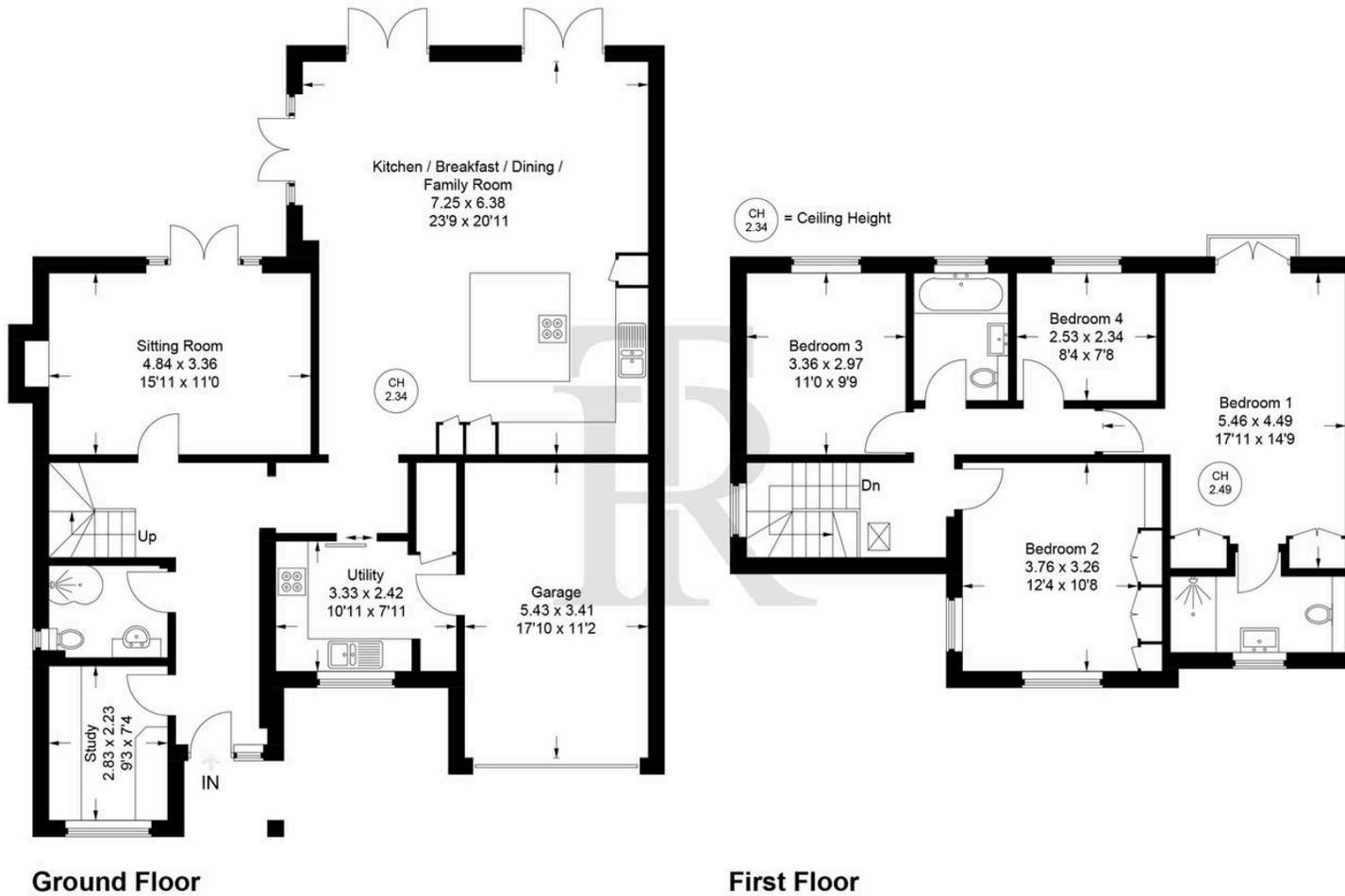
The heart of the home is a stunning open-plan kitchen, dining and living space, complete with premium Dekton worktops, Neff appliances, a Quooker tap, a striking waterfall island and bespoke media wall — ideal for both family life and entertaining. A separate sitting room provides a cosy retreat, featuring a fireplace and double casement doors opening onto the terrace.

The luxurious principal suite benefits from bespoke fitted wardrobes, a Juliet balcony overlooking the garden and a beautifully appointed en-suite. Three further well-proportioned bedrooms are served by a stylish family bathroom. Additional highlights include a ground floor shower room, dedicated home office with fitted storage, and a separate utility room with access to the integral garage. The property falls within grammar school catchment and is truly turnkey.

Externally, the home continues to impress. A generous driveway provides ample off-road parking alongside a garage with powered roller door. The landscaped rear garden enjoys a south-westerly aspect, with a porcelain tiled terrace ideal for alfresco dining, a well-maintained lawn bordered by mature planting, and a decked seating area with power and lighting. Designed for minimal maintenance and maximum enjoyment, the garden offers privacy and a tranquil outlook.

An outstanding opportunity to acquire a contemporary family home in one of the area's most sought-after village locations.





## 28 Worlds End Lane, HP22 5SA

Approximate Gross Internal Area  
 Ground Floor = 121.7 sq m / 1310 sq ft (Including Garage)  
 First Floor = 72.2 sq m / 777 sq ft  
 Total = 193.9 sq m / 2087 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# Tim Russ and Company

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