

# 172, WENDOVER ROAD,

WESTON TURVILLE, BUCKINGHAMSHIRE, HP22 5TG

OFFERS IN EXCESS OF £900,000



PRESENTED TO A PARTICULARLY HIGH STANDARD, THIS FOUR BEDROOM DETACHED HOME OFFERS SPACIOUS LIVING ACCOMODATION THROUGHOUT AND A SUBSTANTIAL LANDSCAPED GARDEN WITH A GYMNASIUM/GARDEN ROOM.

FINE & COUNTRY



It takes our clients six minutes to walk to Stoke Mandeville Station which is a distance of just 0.3 mile.

FINE & COUNTRY



This fine home offers over 2,000 sq. ft. of flexible accommodation arranged over two floors. The property presents in excellent condition throughout and has been the subject of much improvement in recent years. Approached via a gravel driveway providing parking for several vehicles. The bright, welcoming entrance hall flows naturally onto the striking kitchen dining family room with a substantial range of fitted units and integrated appliances, a centre isle and bi-folding doors leading out to the garden. The utility room is plumbed for a washing machine and separate tumble dryer and the boiler is located here. There is a snug with a wood burner and window seat, a useful study/playroom and a guest WC and there is parquet flooring throughout the ground floor. The first floor houses a generous principle bedroom with fitted wardrobes and an en suite shower WC. The guest bedroom offers an en suite shower WC and there are two further double bedrooms, both serviced by the family bathroom WC.

Outside, the landscaped rear garden has been a labour of love and offers a large paved seating area, manicured lawn and a concrete brick path leading to the newly built gymnasium with air conditioning and heating and there is a hot tub to relax in

## AT A GLANCE

Four Double Bedrooms  
Three Reception Rooms  
Three Bathrooms  
Gymnasium



## ACCOMMODATION

Kitchen/Dining/Family Room  
Utility Room  
Snug  
Study/Playroom  
Guest WC  
Principle Bedroom  
En suite Shower WC  
Bedroom 2  
En suite Shower WC  
Bedroom 3  
Bedroom 4  
Family Bathroom  
Landscaped Garden  
Gymnasium  
Hot Tub



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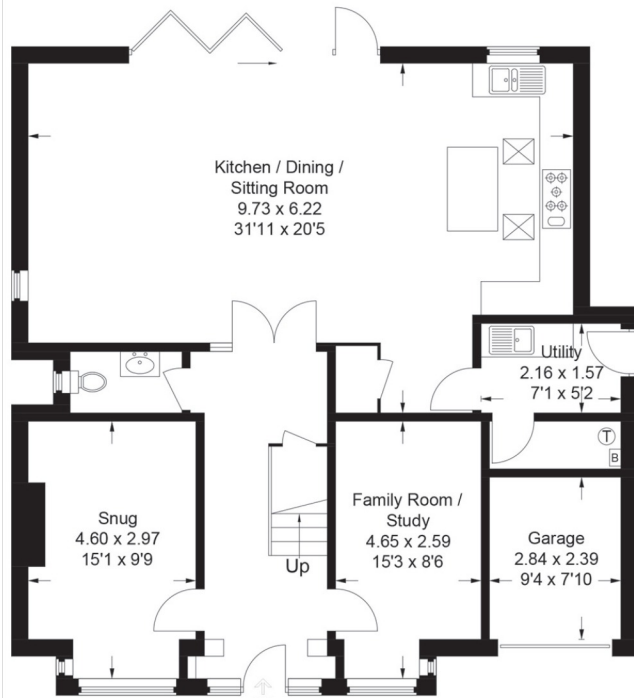




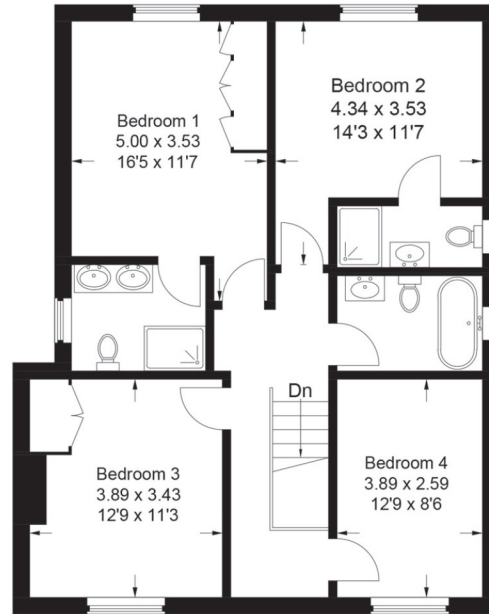




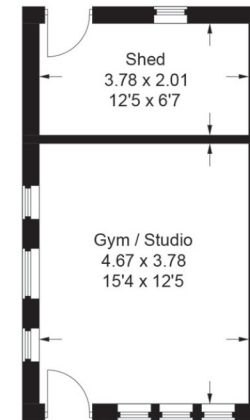
Approximate Gross Internal Area  
 Ground Floor = 101.8 sq m / 1,096 sq ft  
 First Floor = 78.6 sq m / 846 sq ft  
 Garage = 7.0 sq m / 75 sq ft  
 Outbuilding = 25.8 sq m / 278 sq ft  
 Total = 213.2 sq m / 2,295 sq ft



**Ground Floor**



**First Floor**



**Outbuilding**

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## ADDITIONAL INFORMATION

Mains water, electricity and sewage

Heating: Gas central heating

Postcode: HP22 5TG

Council Tax Band: G

Local Authority: Buckinghamshire Council

Energy rating: Current C Potential B

Further details available on request

## LOCATION

A village with a small parade of shops and its own golf and sailing club and there are excellent nursery, infant and junior schools within the village. Weston Turville is situated about two miles from the larger village of Wendover with a good range of local shops and a train station and Stoke Mandeville Station is within walking distance.



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