



New Road

Weston Turville



Offers In Excess Of £685,000

entrance hall | WC | sitting room | study | dining room | conservatory | kitchen/breakfast room | annexe with ensuite | first floor landing | master bedroom with ensuite | three further double bedrooms | family bathroom | parking | landscaped rear garden | workshop & store

An outstanding five bedroom detached home refurbished throughout with separate annexe/office accommodation located on the edge of this popular village and very convenient for Tring and Aylesbury town centres. NO ONWARD CHAIN.





The entrance hall leads to a generous dual aspect sitting room with bow window to front aspect, sliding doors opening to the rear gardens and feature gas fireplace. The study and dining room are accessed from the hallway and sliding doors lead from the dining room into the conservatory with doors onto the rear patio. The newly refitted country style kitchen/breakfast room has a range of base and eye level units with complementary wood surfaces, and integrated dishwasher and microwave. A door from the kitchen leads through to the lobby, providing access to the side passageway and to the ground floor annexe. The spacious annexe room is dual aspect with windows to front and side, there is also access to loft storage area. The ensuite to the annexe is fitted with a white suite comprising low level WC, wash hand basin with vanity unit, bath and fully tiled shower enclosure.

On the first floor the landing provides access to four bedrooms and the family bathroom. The master bedroom has a window to the front aspect and an ensuite shower room with tongue and groove panelling. There are three further good-sized double bedrooms. The family bathroom is fitted with a white suite and also features tongue and groove panelling.

Outside to the front there is a gravel driveway providing ample parking and side access to the rear of the property. To the rear the landscaped garden has a substantial paved seating area, mature borders, generous lawns and an attractive water feature, and is enclosed by wood panel fencing. There is also a workshop and store.



Services

Gas fired boiler serving domestic hot water and heating.
Mains water, electricity and drainage.

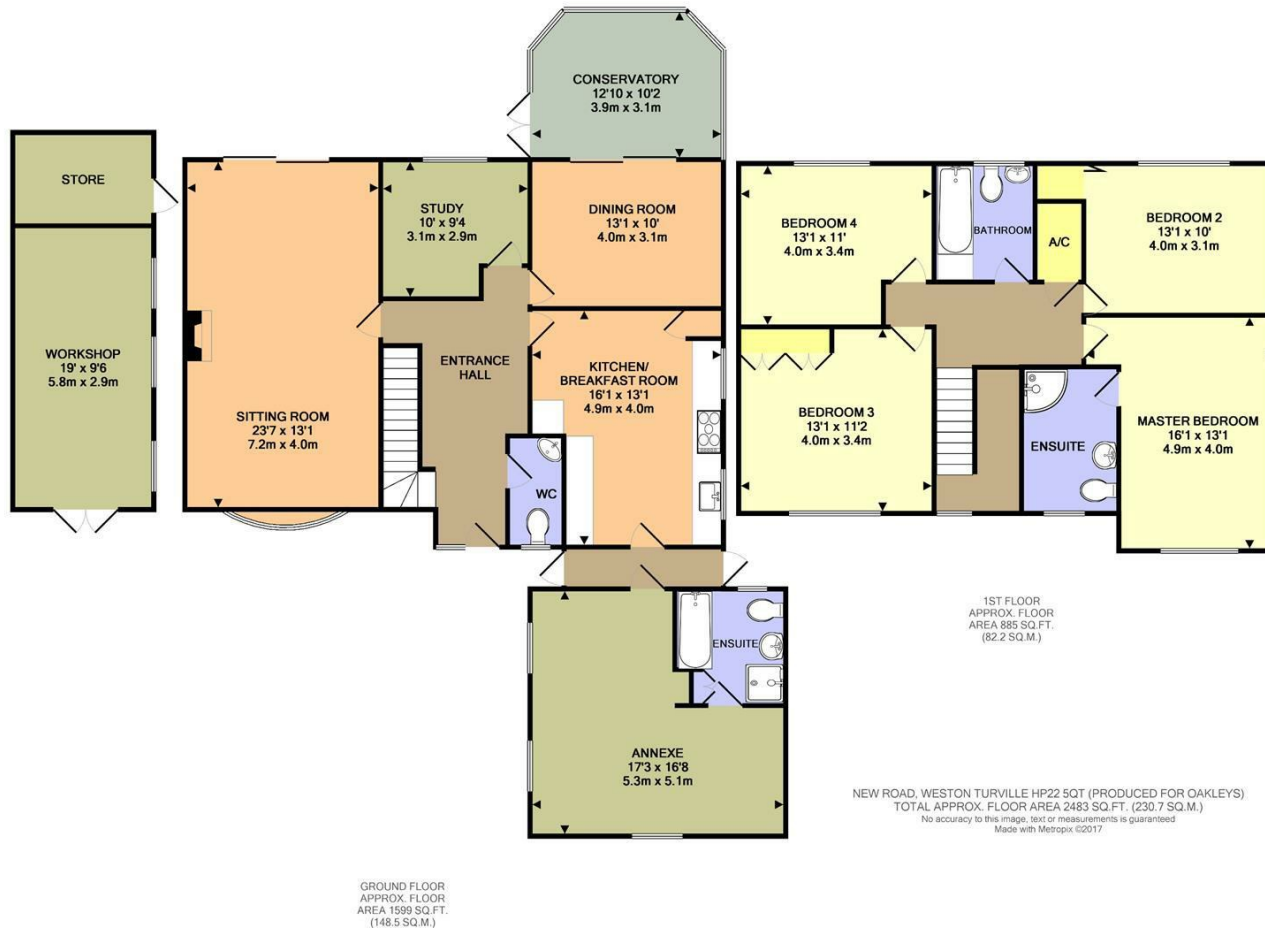
Situation

Weston Turville is a sought-after village on the doorstep of the Chilterns, surrounded by beautiful Buckinghamshire countryside. Aylesbury town centre is approximately 2 miles away and offers shopping, social and sports facilities, the Waterside Theatre, Aylesbury University Campus, Aylesbury College and a mainline railway station.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		50	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		43	69
		EU Directive 2002/91/EC	

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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