



Brook End House Brook End, Weston Turville - HP22 5RF

Guide Price £875,000

TIM RUSS
& Company



Brook End House Brook End Weston Turville

- Individual Family Home
- Stylish Accommodation
- Tremendous Living Space
- 5 Bedrooms
- 3 Bathrooms
- 4 Reception Rooms
- Large Kitchen/Dining Room
- Private Enclosed Terrace
- Secure Gardens

The popular village of Weston Turville is sat at the foot of the Chiltern Hills and just three miles from the pretty village of Wendover. The village has a primary school, a small parade of shops, two public houses 13th Century church, village hall and an 18-hole golf course. The nearest railway station is just under two miles away in the village of Stoke Mandeville on Chiltern line to London Marylebone. The county town of Aylesbury provides a good range of shopping and entertainment facilities, together with Grammar Schools. The A41 offers easy access to Tring and town beyond together with the M25.



Brook End House Brook End

Weston Turville

This exceptionally versatile family home has phenomenal ground floor living space and five generous bedrooms. It is well presented throughout and has a lovely contemporary feel. There is a comfortable sitting room and a large study which opens onto the garden. The well equipped kitchen opens into the dining area which in turn has double doors connecting with the large enclosed private terrace. Off the kitchen is the essential laundry/utility room. The dance studio offers a great further dynamic and could also be used as family/play room.

On the first floor the main bedroom has a walk in wardrobe and a four piece ensuite bathroom. There are two further double bedrooms on this floor both with walk in wardrobes and a family bathroom. On the second floor there are two further bedrooms, one of which has a dressing area.

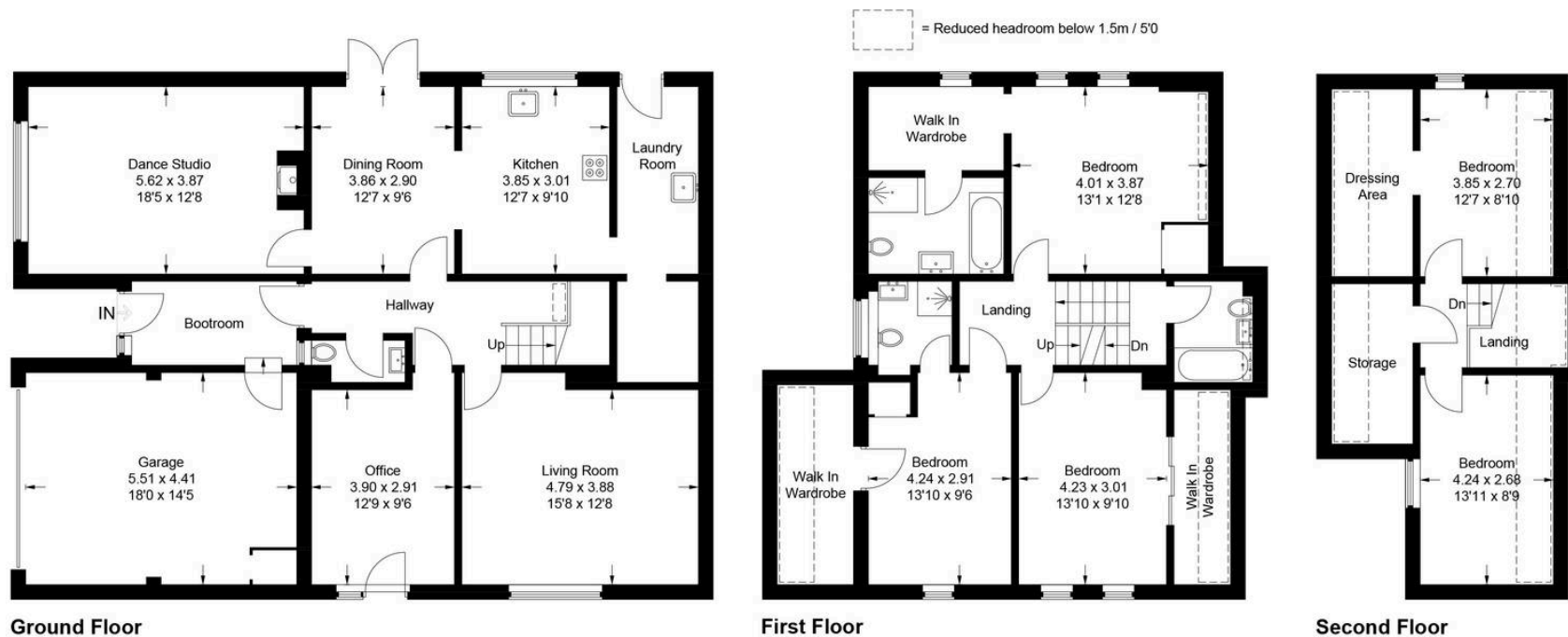
Outside the property is approached via an electric gate, which opens onto the driveway with plenty of parking and turning space. The garden lies on two sides of the house with areas of lawn and screened from neighbours. The large sheltered courtyard is a wonderful space for outside entertaining and is completely enclosed.

Council Tax band: G Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Brook End House

Approximate Gross Internal Area = 232.46 sq m / 2,502.18 sq ft

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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Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

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