



School Lane, Weston Turville - HP22 5SG  
£485,000

**TR** TIM RUSS  
& Company





## School Lane

### Weston Turville

- Charming Edwardian cottage in the heart of the village
- Recently extended and refurbished
- Three Bedrooms
- Sitting/Dining room with log burner
- Fitted Kitchen with breakfast bar
- Family bathroom and en suite
- Front and Rear Gardens

Weston Turville is an attractive village conveniently located between Aylesbury and Wendover with a bus route linking both. There is a combined infant and junior school, small parade of shops, well attended church, three pubs/restaurants, a golf club and a village hall. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale. Road access to London could either be via the A413 and M40 or the A41 and M1 and the neighbouring village of Wendover has a railway station which is on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.





# School Lane

## Weston Turville

Presented beautifully both inside and out this three bedroom period cottage with delightful front and rear gardens.

Nestled in the heart of the village, this charming Edwardian end of terrace house offers a delightful blend of character and modern comfort. Recently extended and refurbished, this cosy home boasts three bedrooms, providing space for a growing family or those seeking a tranquil retreat.

Upon entering, you are greeted by a welcoming sitting/dining room adorned with a cosy log burner. The kitchen, complete with a convenient breakfast bar, overlooks the back garden, inviting in natural light that enhances the ambience of the space.

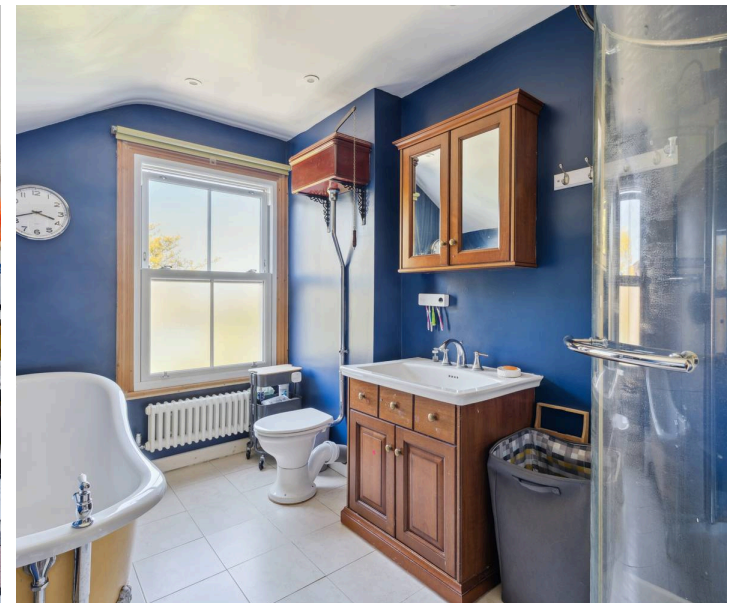
On the first floor there are two bedrooms and the family bathroom, leading up to a further bedroom with en suite shower room on the second floor.

Outside, the property boasts front and rear gardens, offering the perfect setting for outdoor gatherings or simply enjoying a cup of coffee in the fresh air. Whether you have a green thumb or simply appreciate the beauty of nature, these spaces provide a tranquil retreat from the hustle and bustle of every-day life.

Located in a desirable neighbourhood, this property is ideally situated near local amenities, schools, and transport links, making it a convenient choice for those seeking both comfort and convenience. With its blend of period charm and contemporary updates, this Edwardian cottage is sure to capture the hearts of those in search of a place to call home.

In summary, this three-bedroom end of terrace house offers a rare opportunity to own a piece of village charm, updated for modern living. With its inviting living spaces, modern amenities, and convenient location, this property is a true gem waiting to be discovered.

Council Tax band: D - Tenure: Freehold - EPC Rated D





**Ground Floor**

**First Floor**

**Second Floor**

### **School Lane**

Approximate Gross Internal Area

Ground Floor = 39.1 sq m / 421 sq ft

First Floor = 35.2 sq m / 379 sq ft

Second Floor = 22.3 sq m / 240 sq ft

Total = 96.6 sq m / 1,040 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**

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.



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