



School Lane, Weston Turville - HP22 5SE

Offers Over £800,000

**TR** TIM RUSS  
& Company



## School Lane

### Weston Turville

- Large Driveway and Electric Car Charging Point
- Ground Floor Cloakroom/Shower Room/Utility
- Sitting Room with Log Burner
- Separate Dining Room
- Fitted Kitchen / Breakfast Room
- Main Bedroom with En-Suite Bathroom
- Four Further Bedrooms
- Southerly Facing Garden
- Single Garage with Power and Light

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 and 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

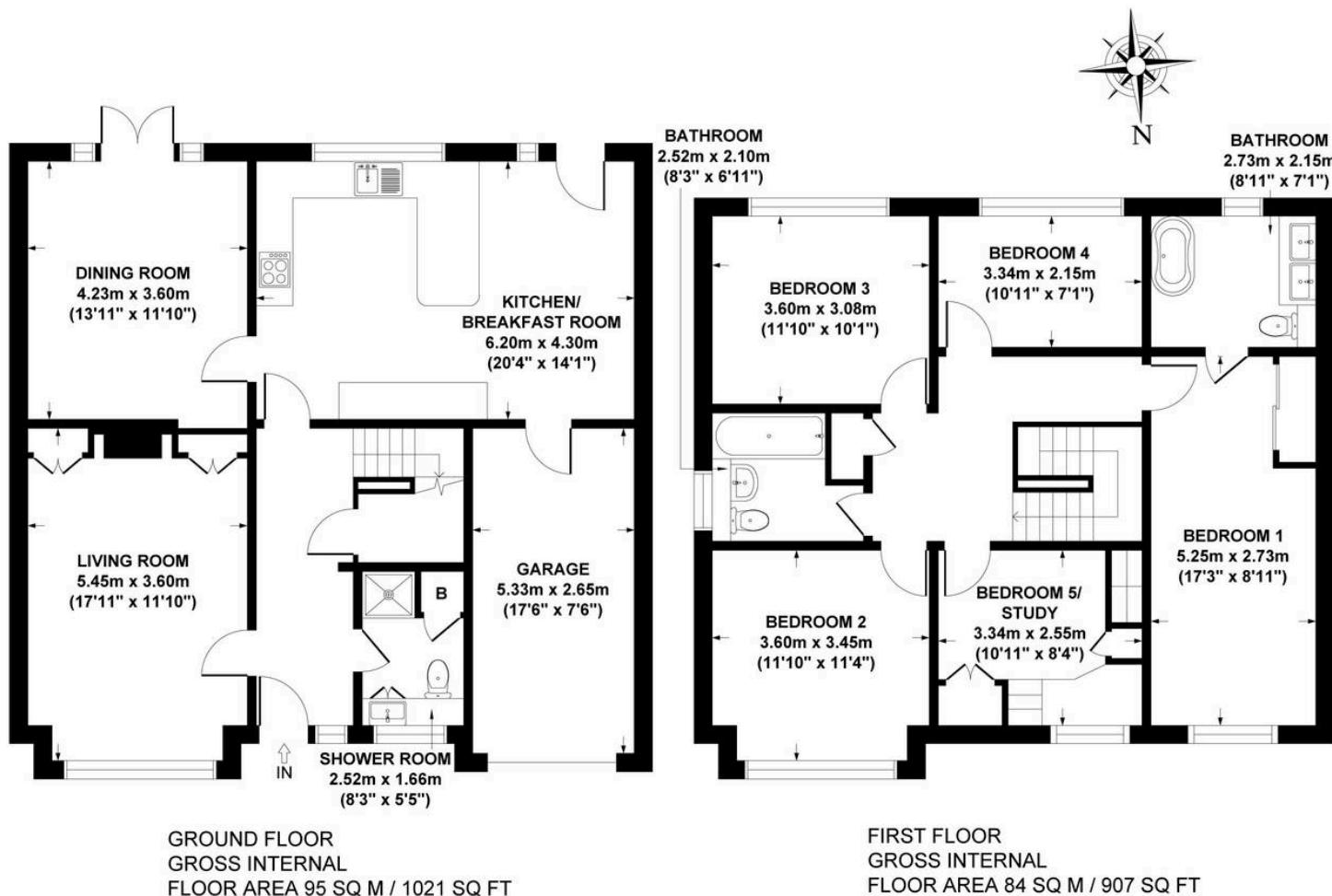
Nestled in a desirable location, this exquisite 5-bedroom detached house offers an ideal fusion of luxury living and practicality. Stepping inside reveals a versatile layout including a sitting room enhanced by a cosy log burner, a spacious fitted kitchen/breakfast room, a dining room off the kitchen, and a convenient ground floor cloakroom/shower room/utility. The main bedroom impresses with an en-suite bathroom, while four additional bedrooms provide ample accommodation for families or guests. Outside, the property boasts a large driveway with parking space for up to 4 cars and an electric car charging point, catering to modern homeowners. Completing this exceptional residence is a single garage with power and light, ensuring both functionality and convenience for its occupants.

The outdoor space of this stunning property is equally captivating, with a lush front lawn greeting visitors as they arrive. The block paved driveway leads seamlessly to the garage and front door, where the electric car charger stands ready for use. A side gate grants access to the southerly facing rear garden, where a generous patio beckons for leisurely afternoons basking in the sun. The well-maintained garden features a sprawling lawn bordered by trees and mature shrubs, creating a serene retreat for relaxation or entertaining. A practical touch comes in the form of a storage shed, offering additional space for tools or equipment. With its perfect blend of indoor sophistication and outdoor charm, this property epitomises modern elegance and effortless living, promising a lifestyle of comfort and refinement for discerning buyers looking to make a statement with their next home.

Council Tax band: G - Tenure: Freehold

EPC Energy Efficiency Rating: D





**SCHOOL LANE, WESTON TURVILLE, HP22 5SE**  
**APPROX. GROSS INTERNAL FLOOR AREA 179 SQ M / 1928 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## Tim Russ and Company

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

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By law we must verify every seller and buyer for anti-money laundering purposes.  
 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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