



Anstey Brook, Weston Turville
£550,000

 **TIM RUSS**
& Company



- Rarely Available Cul-De-Sac
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Additional Ground floor Room Ideal as Office/Annex
- Ground Floor Shower Room
- Southerly Rear Garden
- Rear Outlook to Open Fields
- Garage via Own Drive
- Further Potential to Extend STPP

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: D

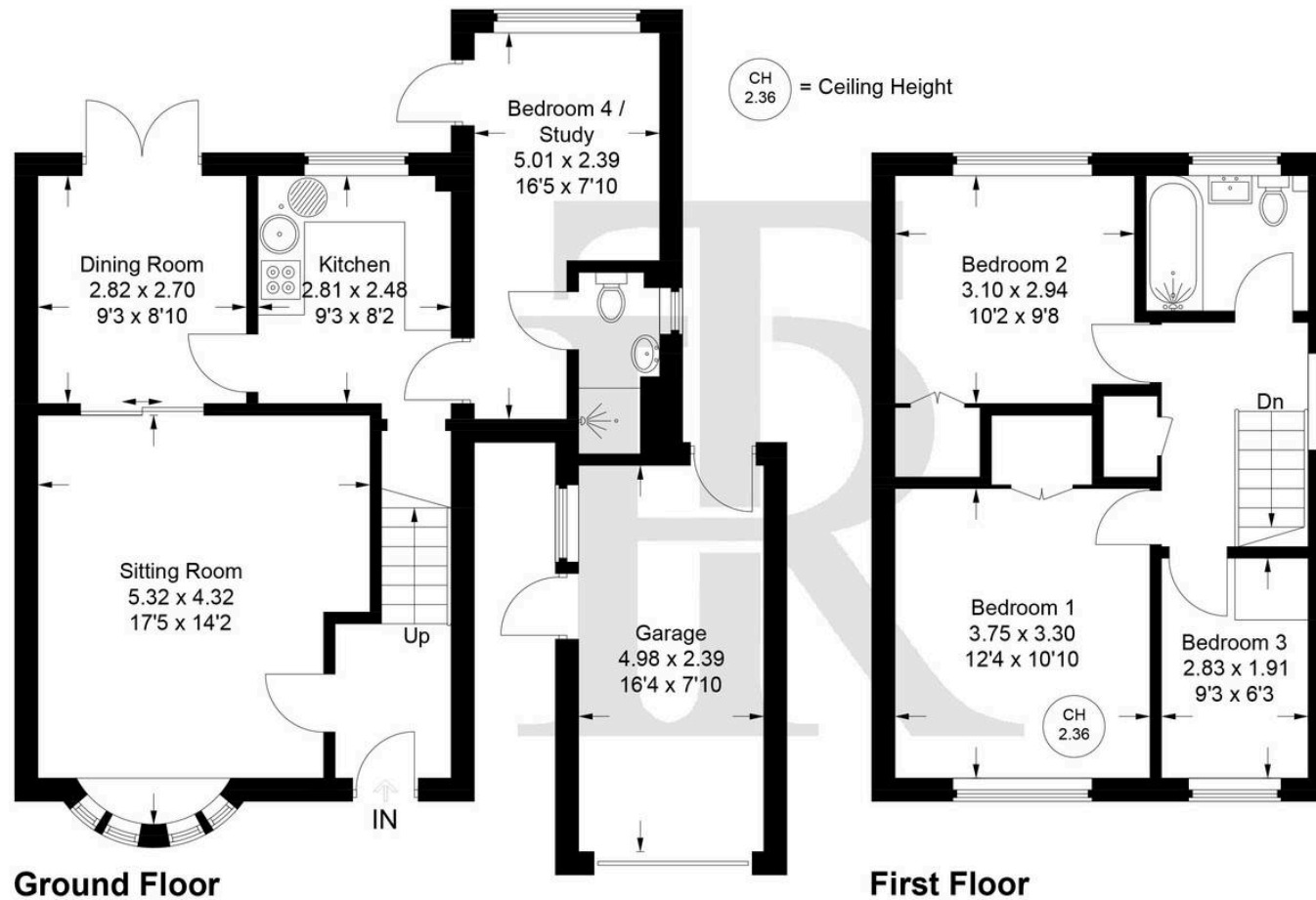
Weston Turville is an attractive village conveniently located between Aylesbury and Wendover with a bus route linking both. There is a combined infant and junior school, small parade of shops, well attended church, three pubs/restaurants, a golf club and a village hall. There are many opportunities for 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.



Welcome to this rarely available three bedroom semi detached house, perfectly positioned within a quiet and sought-after cul-de-sac. This well presented property offers a versatile layout that will appeal to a wide range of buyers, including families and professionals seeking flexible living space. Upon entering, you are greeted by a welcoming hallway leading to two spacious reception rooms, providing ample space for both relaxation and entertaining. The fitted kitchen is thoughtfully designed with a range of modern units, making it ideal for every-day living. The ground floor also features an additional room, perfectly suited for use as a home office or annexe, playroom or similar offering excellent flexibility for those who work from home or require accommodation for guests or extended family. A ground floor shower room adds further convenience, especially for busy households. Upstairs, you will find three well proportioned bedrooms, each benefiting from plenty of natural light and offering comfortable accommodation for the whole family.

The rear aspect of the property boasts a delightful outlook over open fields, creating a sense of peace and privacy that is rarely found in such a convenient location. The property also benefits from a garage accessed via its own private drive, providing secure parking and additional storage options. For those seeking further space, there is clear potential to extend the property, subject to the necessary planning permissions (STPP), allowing you to create your dream home tailored to your specific needs. The interior is well maintained throughout, with neutral décor that provides a blank canvas for personalisation. With its combination of spacious living areas, flexible accommodation, and the opportunity for future enhancement, this home represents an exceptional opportunity to acquire a property in a desirable and rarely available setting. Viewing is highly recommended to fully appreciate the space, versatility, and potential this superb home has to offer. Do not miss the chance to make this wonderful property your next move.





Anstey Brook, HP22, 5

Approximate Gross Internal Area
 Ground Floor = 55.6 sq m / 598 sq ft
 First Floor = 41.7 sq m / 449 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 109.5 sq m / 1178 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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