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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



Weston Turville

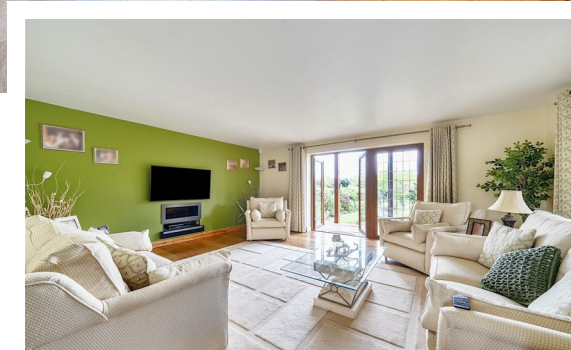
PRICE GUIDE £975,000

# Weston Turville

## PRICE GUIDE

£975,000

Approaching 2,500 sq ft in total and boasting exceptionally flexible and versatile accommodation to include 3 reception rooms, 4 double bedrooms and 3 bathrooms along with a home gym, all presented in first class condition on a mature and spacious plot with garden to the rear and extensive driveway to the front.



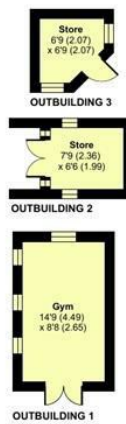
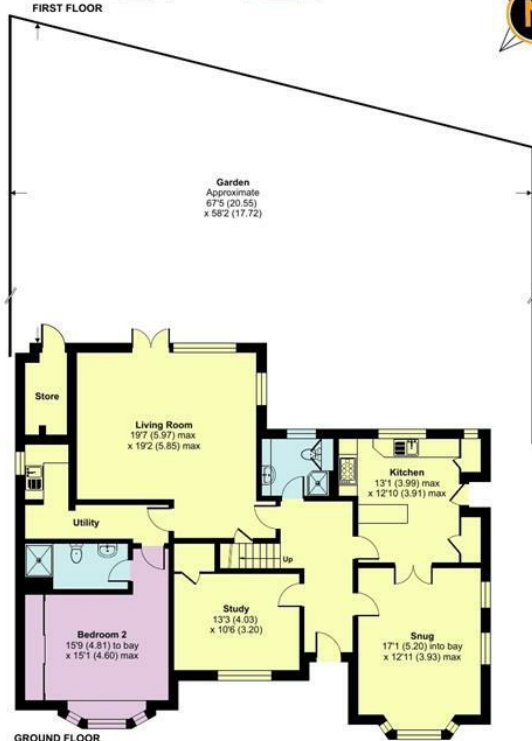
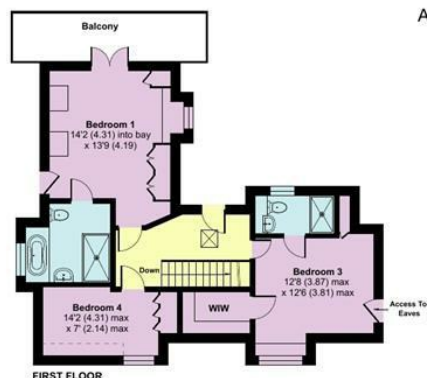
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### Worlds End Lane, Weston Turville, HP22

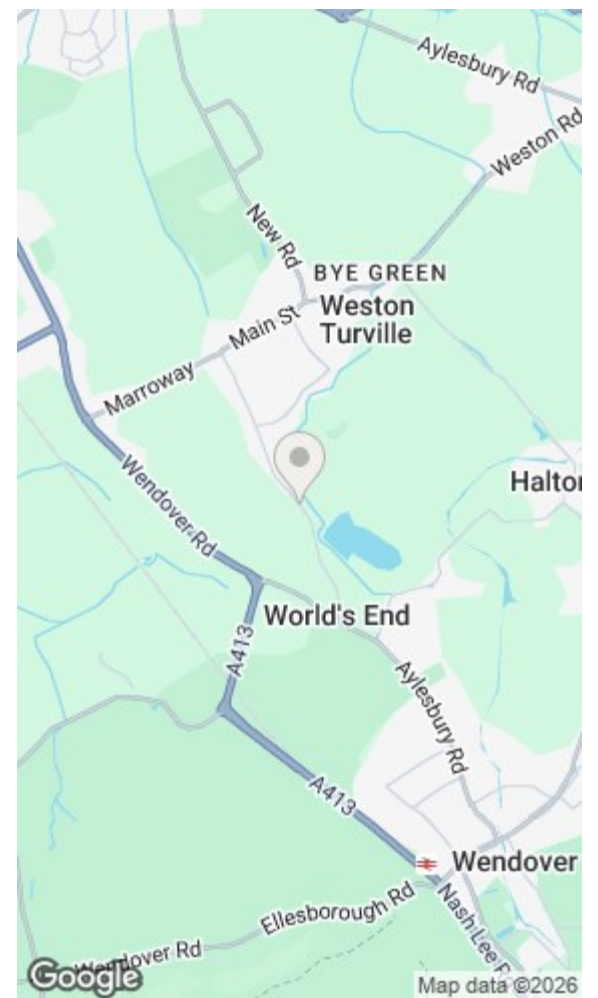
Approximate Area = 2131 sq ft / 197.9 sq m  
 Limited Use Area(s) = 11 sq ft / 1 sq m  
 Outbuildings = 256 sq ft / 23.7 sq m  
 Total = 2398 sq ft / 222.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2026. Produced for Sterling Homes. REF: 1440920



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



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A genuinely flexible family home which is in catchment for the sought after Grammar schools of Aylesbury yet within easy striking distance of the A41, M25 and M1.



#### Ground Floor

A bright and inviting reception hall leads to two well-proportioned reception rooms, with the main living room benefitting from attractive views over the rear garden. The kitchen has been thoughtfully redesigned to provide a stylish yet functional centrepiece, perfectly suited to everyday family life as well as entertaining. Additional ground floor accommodation includes a utility room, shower room, and a substantial bedroom suite with its own ensuite, offering excellent flexibility.

#### First Floor

The first floor is arranged around an outstanding principal suite, which features a private balcony enjoying far-reaching views over the garden and the Chiltern Hills beyond. This bedroom is further enhanced by a contemporary four-piece ensuite and a spacious walk-in dressing room. Two further double bedrooms are also located on this level, one with its own ensuite, and all bedrooms benefit from useful eaves storage.

#### Outside

Set well within its plot, the property is approached through electric gates leading to a large block-paved carriage driveway providing extensive parking and a carport.

The rear garden has been beautifully landscaped to create a peaceful and secluded setting, ideal for year-round use. Established planting, a water feature, and a variety of seating areas offer excellent opportunities for outdoor entertaining. A substantial summer house, currently arranged as a gym, together with additional storage sheds and a greenhouse, add further versatility. The property also benefits with two EV charging points and external power points to the front.

#### The Location

Situated at the foot of the Chiltern Hills, the historic village of Weston Turville is home to this exclusive property in a plot approaching 4 acres. For socialising with friends or dining out you'll find a choice of three country pubs, including the Chandos Arms and Chequers Inn, on your doorstep. Each oozing charm and character, and serving locally sourced seasonal food, fine wines and cask ales. Golf enthusiasts can practise their swing at the Weston Turville Golf Club with an 18 hole course, club house, shop and restaurant. Or cheer on the local rugby team at Aylesbury RFC on the edge of the village. Just 10 minutes away you'll find Coombe Hill, the highest viewpoint in the Chilterns with beautiful walks and stunning panoramic views across the Aylesbury Vale towards the Cotswolds.

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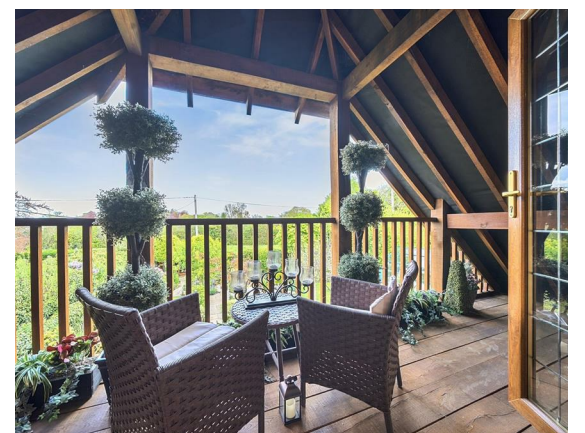
The village has a small parade of shops for everyday essentials but offers easy access by car to nearby Wendover or Tring in just 5 minutes and Aylesbury is 10 minutes drive away where you will find a wider choice of supermarkets, High Street stores and boutiques. For travelling further afield, Stoke Mandeville station is 2 miles away with regular direct trains to London Marylebone in under an hour. By car the M1, M25 and M40 can all be reached in under 30 minutes.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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