sterling select homes

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GUIDE PRICE £535,000



Temptation comes in many forms...

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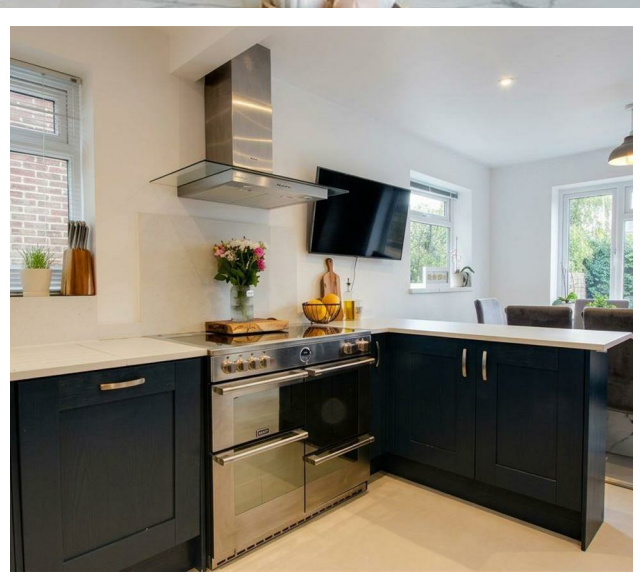
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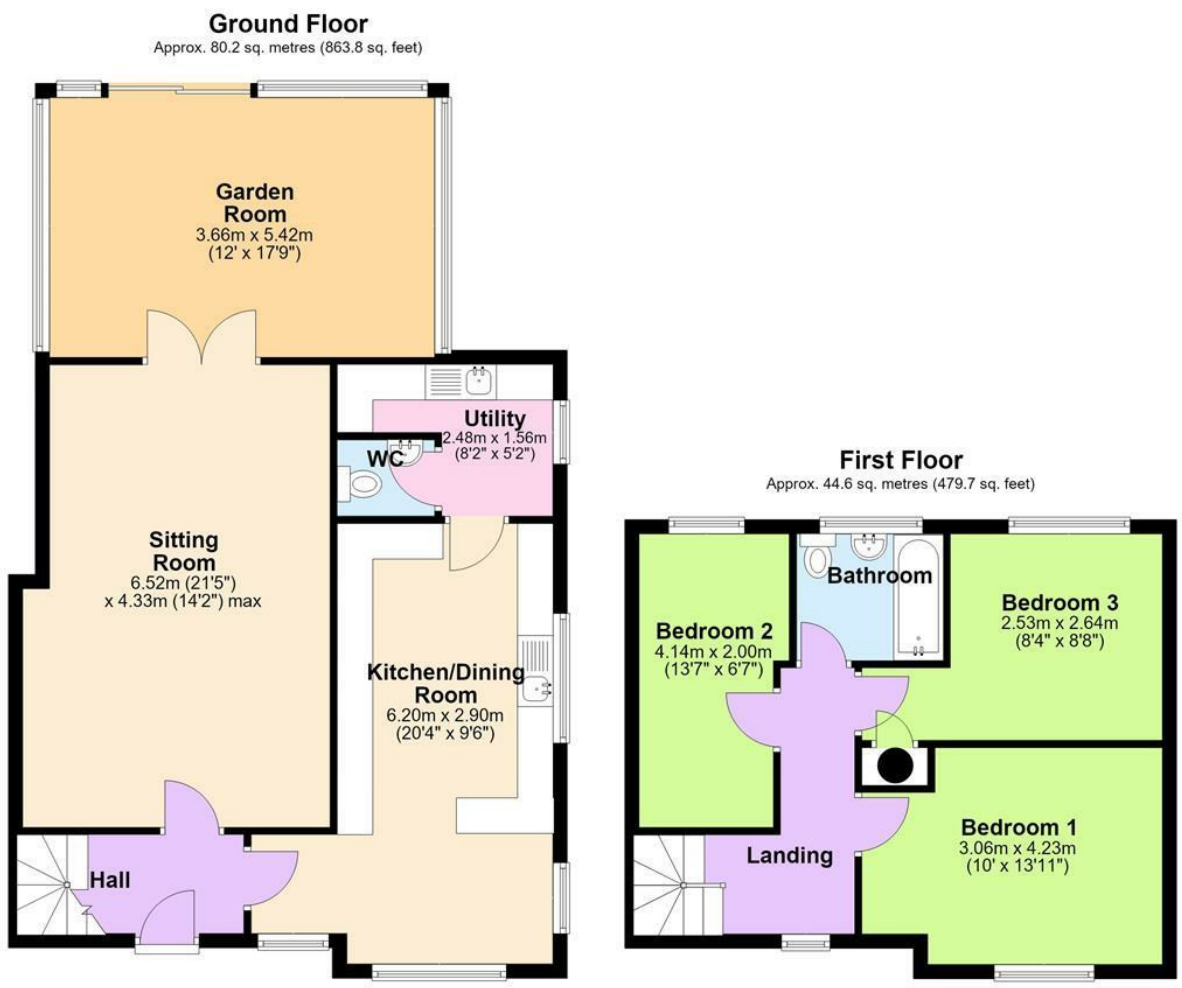
Located on a mature residential road in heart of popular Weston Turville and boasting a good size Southerly rear garden, excellent scope to extend (STNP) and driveway parking to both the front and rear. Highlights include an 'eat-in' kitchen/dining room, ground floor wc, large conservatory, 3 bedrooms and refitted bathroom.



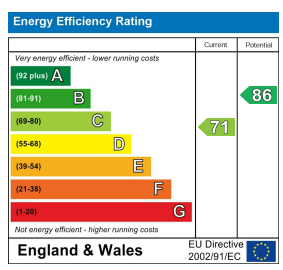


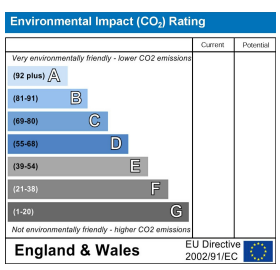


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Total area: approx. 124.8 sq. metres (1343.5 sq. feet)

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A mature family home positioned in walking distance to all the village amenities with ample scope to extend





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Ground Floor
The front door opens to the entrance hall which has stairs rising to the first floor and doors to the ground floor accommodation. The door to the right hand side opens to a lovely 'eat-in' kitchen/dining room which is dual aspect with windows to the front and side. Providing ample space for dining table and chairs the kitchen is comprehensively fitted with a range of base level units with double doors opening to a pantry style floor to ceiling cupboard. From here a door opens to a useful utility room which has a door to the garden and a door opening to the ground floor cloakroom. The living room also has French doors opening to the conservatory which provides panoramic views and doors opening to the garden.

First Floor
The landing on the first floor has doors opening to all three bedrooms and to the refitted family bathroom which has an 'L' shaped bath with shower unit and screen over and vanity unit with recessed wash basin and wc with concealed cistern. Two of the bedrooms overlook the rear while the main bedroom overlooks the front.

Outside
To the front of the property is a generous driveway providing ample parking. There is additional driveway parking to the rear of the garden as well. Directly to the rear of the house is a sandstone patio area which leads to the main part of the garden which is laid to lawn. Fully enclosed with fencing there are mature beds and borders to either side boundary where there are also a number of specimen trees. To the rear corner boundary is a substantial timber framed garden shed. A pedestrian gate opens to the rear driveway.

The Location
Situated at the foot of the Chiltern Hills, the historic village of Weston Turville is home to this exclusive development of just 18 recently constructed homes. 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.

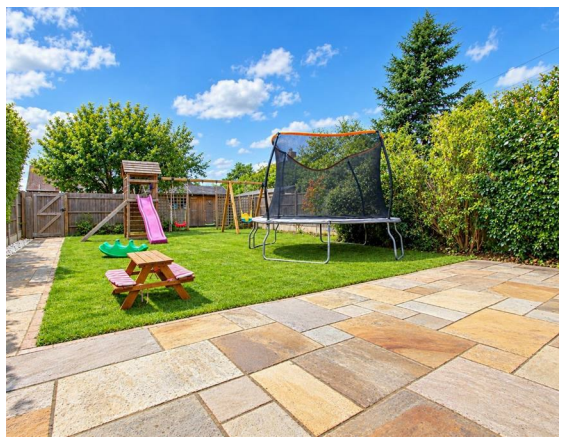
Amenities
The village has a small parade of shops for everyday essentials but offers easy access by car to nearby Wendover or Tring in just 5 minutes and Aylesbury is 10 minutes drive away where you will find a wider choice of supermarkets, High Street stores and boutiques. For travelling further afield, 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 note that on occasion we may use AI to enhance our photography.
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 should an offer be accepted. The charge for this is £75 plus VAT per person.
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