



Medlar Street

Weston Turville | Aylesbury | Buckinghamshire | HP22
5XN



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Williams Properties are pleased to bring to the market this exceptional five bedroom detached family home located in the village of Weston Turville. This property is set on a private road/shared drive and comprises of an entrance hall, living room, study, kitchen/diner, utility, downstairs cloakroom, five bedrooms, two en suites and a family bathroom. Outside the property has a landscaped rear garden, double garage and driveway parking. Viewing comes highly recommended on this wonderful home.

Offers in the region of £850,000

Weston Turville

Sought-after village of Weston Turville, which lies almost midway between the market town of Wendover and the county town of Aylesbury. This popular village offers local shops which cater for most day-to-day needs. There is also a local school, three public houses, a rugby club, popular golf club and nearby reservoir for sailing and angling. There is a choice of railway stations at either Wendover or Stoke Mandeville for London, Marylebone or from Tring station for London, Euston. The county town of Aylesbury is approximately three miles distant providing a good range of shopping and entertainment facilities, together with Grammar Schools. The A41 offers a swift connection with the M25.

Council Tax

Band G

Local Authority

Buckinghamshire Council

Services

All main services available
Maintenance of open spaces £264 per annum

Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, study, wc, kitchen and garage. Stairs rise to the first floor. Amtico flooring.

Living Room

Living room consists of a large window to the front aspect, carpet laid to floor, light pendant to ceiling and space for a sofa set and other furniture.





- Weston Turville
- Immaculate Order Throughout
- Three Bathrooms
- Fantastic Road Links
- Set On A Private Road/Shared Drive
- Five Bedroom Detached House
- Garage & Driveway
- Good Size Rear Garden
- Brand New Amtico Flooring
- Viewing Highly Recommended

Family Room / Snug

Family room/snug consists of French doors leading out to the garden, carpet laid to floor, radiator, light fitting to ceiling and space for a range of furniture.

WC

Comprising a hand wash basin, radiator, Amtico flooring and low level wc.

Kitchen / Diner

Kitchen consists of a range of wall and base mounted units with worktops, inset double sink with mixer tap, inset gas hob, splashback and overhead extractor, inset double oven, two full height integrated fridge/freezers and a dishwasher. Dining area consists of French doors leading out to the garden, door to the utility and space for a dining table set. Spotlights to ceiling, Amtico flooring throughout, radiator and storage cupboard.

Utility

Utility comprises of base and wall mounted units with space for a washing machine, inset sink bowl with mixer tap, radiator, Amtico flooring and a door to the rear garden.

First Floor

Doors to all five bedrooms, bathroom and airing cupboard. Access to the loft space.



The property is located in the parish of Weston Turville, 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.



Bedroom & En Suite

Bedroom consists of a large window to the front aspect, triple wardrobes, carpet laid to floor, radiator, light fitting to ceiling and space for a super-king size bed and other furniture. En suite comprises a hand wash basin, low level wc, walk in shower cubicle, part tiling to walls, heated towel rail and a frosted window.

Bedroom & En Suite

Bedroom consists of a window to the rear aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture. En suite comprises a hand wash basin, low level wc, enclosed shower cubicle, heated towel rail and a frosted window.

Bedroom

Bedroom consists of a window to the rear aspect, built in mirrored wardrobes, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

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Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a single bed.

Bathroom

Bathroom is part tiled and comprises a low level wc, hand wash basin, panelled bathtub with overhead shower and screen, heated towel rail and a frosted window.

Rear Garden

Landscaped garden with a paved patio leading to an area of lawn laid with shrub borders. Garden shed, outside light and tap with gated access to the front.

Garage & Parking

Double garage with light and power, block paved driveway with parking for multiple vehicles.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





Approximate total area[®]
 2063.19 ft²
 191.68 m²

Reduced headroom
 7.69 ft²
 0.71 m²

Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.