

PORTFOLIO from brown & merry

Marroway, Weston Turville, Buckinghamshire

1 Marroway, Weston Turville, Buckinghamshire HP22 5TQ

Thoughtfully extended to provide spacious, versatile and well-proportioned accommodation.





The Property

The ground floor offers an impressive and highly adaptable arrangement of living spaces. The spacious sitting room flows through to the dining room and then into a versatile playroom, with windows to both sides and rear allowing natural light to flood the space. There is also a further reception room, providing excellent flexibility for family living, along with a useful shower room.

The large extended kitchen / breakfast room forms the heart of the home and features a comprehensive range of wall and base units, integrated appliances and an oven. Double doors lead directly onto the rear garden, while a separate utility area provides additional practicable space.

Upstairs, there are three bedrooms comprising two generous double bedrooms and a cosy third bedroom. The principle bedrooms benefit from dual aspect windows, creating particularly bright and airy rooms. A well appointed family bathroom completes the first floor with both a bath and separate shower.

Outside

Outside, the property occupies an unusually generous plot. The front could provide extensive off-road parking, if required, while the large rear garden is a particular feature of the property. Mature planting, established trees and fruit trees create a wonderfully private and tranquil garden, offering a delightful setting for relaxing and entertaining. The garden also benefits from a large garden shed with mains electricity, offering excellent additional storage or a potential workshop space.

Location

Well located in the heart of Weston Turville. The village has a village shop, take away and two hair dressers which cater for most day-to-day needs and are all within walking distance.

There is also a local primary school, three public houses, a rugby club, popular golf club and 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 to 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 (Junction 20) and M1.

Education

Buckinghamshire has been renowned for its schooling for many years, Weston Turville has a popular primary school, in addition Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts







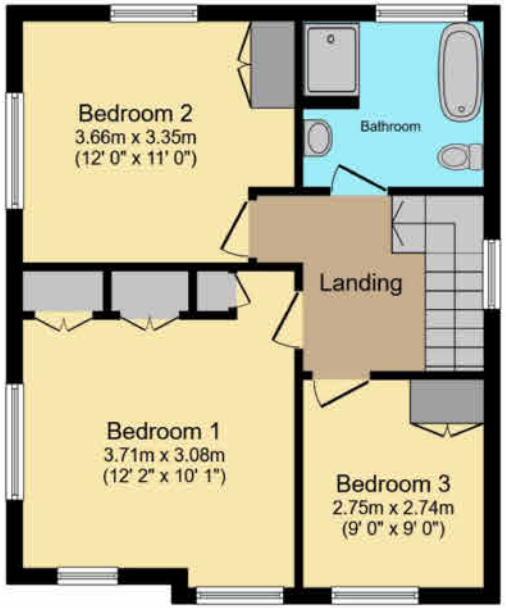






Ground Floor

Floor area 117.2 m² (1,262 sq.ft.) approx



First Floor

Floor area 47.9 m² (515 sq.ft.) approx



Outbuilding

Floor area 8.9 m² (96 sq.ft.) approx

Total floor area 174.0 m² (1,872 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

1 Marroway, Weston Turville, Buckinghamshire HP22 5TQ

Situated in the sought after village of Weston Turville, 1 Marroway combines generous and flexible family accommodation with a superb garden and ample parking, making this a particularly appealing village home.

Guide Price

£750,000

- Extended Detached House
- Three Bedrooms
- Four Reception Rooms
- NO ONWARD CHAIN







EPC Rating: D
Council Tax Band: F
Tenure: Freehold

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To find out more information or to arrange a viewing call

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brownandmerry.co.uk

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The Property Ombudsman

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