



TAMARISK WAY, WESTON TURVILLE, AYLESBURY

PRICE £785,000

FREEHOLD

A spacious five bedroom detached family home in the desirable village of Weston Turville, arranged over three floors. The property features a kitchen/diner, separate utility room, cloakroom and a generous living room, along with a versatile family room ideal for a variety of uses. There are five well proportioned bedrooms, including two with en suite bathrooms, plus two additional bathrooms. Outside, the home benefits from a garden, double garage and driveway parking.



TAMARISK WAY

- FIVE BEDROOM DETACHED FAMILY HOME
- WESTON TURVILLE
- SET OVER THREE FLOORS
- DOUBLE GARAGE AND DRIVEWAY PARKING
- TWO EN SUITE BATHROOMS
- LARGE KITCHEN/DINER
- MULTIPLE RECEPTION ROOMS
- UTILITY AND CLOAKROOM
- GENEROUS REAR GARDEN
- MAIN BEDROOM WITH BUILT IN WARDROBES



LOCATION

Weston Turville has a small selection of shops, several pubs with restaurants and an Ofsted-rated 'Good' C of E junior school. In addition there are rugby & golf clubs as well as a reservoir for sailing and angling. The nearby Holiday Inn provides a health club with a gym and swimming pool, with Aylesbury Town Centre offering more comprehensive shopping and grammar schools for boys and girls. Buckinghamshire is renowned for its state and private education (details from the local authority). Stoke Mandeville, Aylesbury and Wendover provide a train service to London Marylebone.

ACCOMMODATION

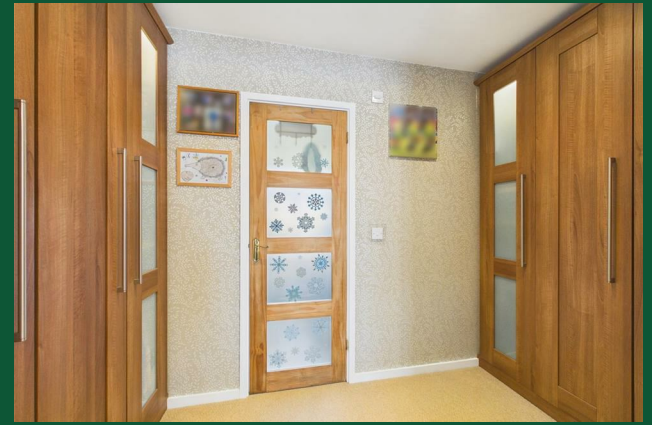
The ground floor is accessed via a welcoming entrance hall, complete with stairs rising to the first floor and a useful storage cupboard. To the front, a bright living room features a charming fireplace, creating a cosy focal point. To the rear, the impressive kitchen/diner provides an excellent space, fitted with a central island, inset gas hob, and integrated appliances including an oven, grill, and microwave, with additional space for a fridge freezer and dishwasher. There is ample room for a dining table. A separate utility room offers space for a washing machine and tumble dryer, along with a convenient side door. The ground floor also benefits from a cloakroom and a versatile family room, featuring doors opening directly onto the rear garden.

On the first floor, there are three bedrooms. The main bedroom benefits from built-in wardrobes and an en suite bathroom, fitted with a standalone bathtub, separate shower cubicle, WC and wash basin. Bedroom two also enjoys its own en suite shower room, while the remaining bedroom is served by a family bathroom.

The second floor provides two additional bedrooms, offering further flexibility for growing families, guests, or home working, along with an additional bathroom.

Externally, the property boasts an enclosed rear garden, featuring a large patio area ideal for outdoor dining and entertaining, leading onto a generous expanse of lawn bordered by established trees, providing a good degree of privacy. To the front, there is a double garage and driveway parking, completing this attractive family home.

TAMARISK WAY





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

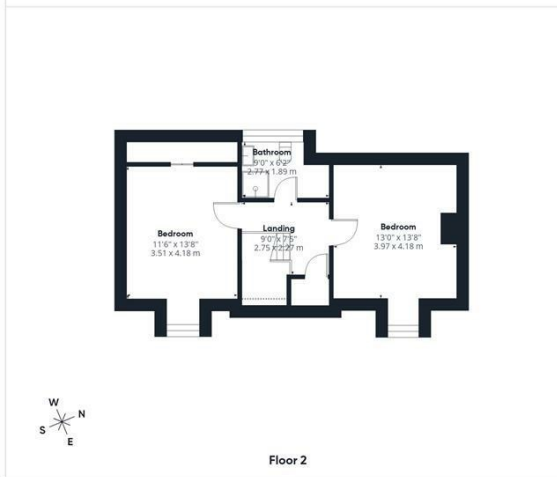
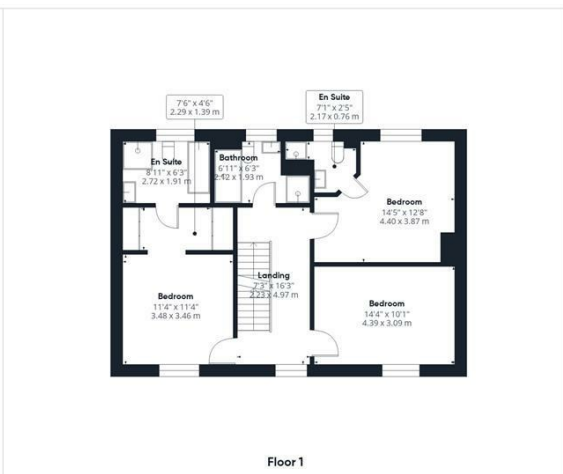
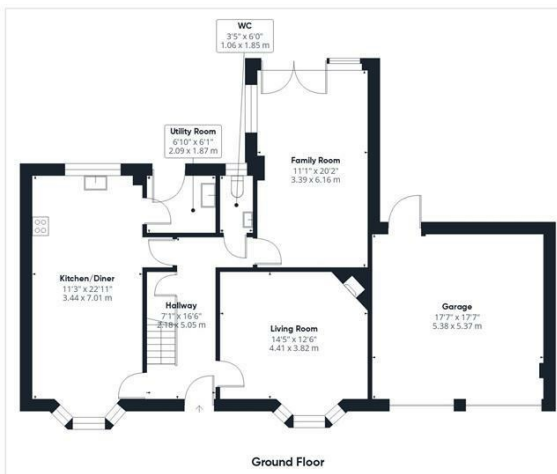
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2395.00 sq ft

Tenure – Freehold





Approximate total area⁽¹⁾
 2395 ft²
 222.5 m²

Reduced headroom
 22 ft²
 2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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