



Bye Green | Weston Turville| Buckinghamshire  
| HP22 5RU

 Christopher Pallet  
Professional advice since 1973

**8 Bye Green  
Weston Turville  
Buckinghamshire  
HP22 5RU**

**Guide Price £800,000  
Freehold**

A well presented four bedroom detached family home located on this small development in the popular village of Weston Turville. The property has been well maintained by the present owner and offers versatile living accommodation. Large corner plot garden to the rear with uninterrupted views.

The accommodation comprises; entrance hall, cloakroom, sitting, dining room, kitchen, utility room, principal bedroom with ensuite, three further bedrooms, gardens front and rear, garage and driveway.

- Detached village home
- Four bedrooms with two bathrooms
- Corner plot gardens
- Backing on to open space
- Bespoke kitchen
- Three reception rooms
- Cul de sac location
- Viewing by appointment





Popular village location offered in excellent condition throughout.



Beautifully presented  
throughout and a  
credit to the present  
owner

### On The Ground Floor

The front door opens to a spacious entrance hall that sets the tone for the home's inviting atmosphere. A staircase ascends to the first floor, while a cloakroom with WC adds convenience. The hall connects to all ground floor rooms. The extended sitting room offers a warm and inviting atmosphere, enhanced by a charming fireplace with a log burner. Natural light floods through three full-height sliding doors that open onto the rear garden, complemented by a vaulted ceiling adorned with electrically opening sky lights. Adjacent to the sitting room, the dining area features double doors that open directly into the garden. A door leads to the rear lobby, the room flows effortlessly into the bespoke kitchen, making it perfect for hosting gatherings. The bespoke kitchen is equipped with a combination of eye level and floor standing units topped with marble work surfaces. Integrated appliances, where fitted, windows to the front and side provide ample natural light. The rear lobby serves as a practical space, offering access to the garage and the rear garden. It acts as a convenient transition area between the indoor and outdoor spaces. The garage is thoughtfully designed with a utility area that includes a sink unit and cupboards. A study, positioned at the front of the home, provides a quiet retreat ideal for working from home.



### On The First Floor

The first-floor landing provides a central hub, offering access to all the upstairs rooms, as well as convenient loft access and a built-in airing cupboard. The principal bedroom is a peaceful retreat, featuring an extensive range of built-in furniture that ensures ample hanging and storage space. The ensuite bathroom is well-appointed with a shower cubicle, wash basin, and WC, providing a private and functional space. There are two further generously sized double bedrooms, each offering plenty of space for relaxation or study, and a well proportioned single bedroom, perfect for a variety of uses, whether as a guest room, home office, or nursery. The family bathroom is fitted with a classic white three-piece suite, offering both style and practicality for everyday family living.

## Outside

The rear garden occupies a large corner plot, offering a generous outdoor space that's perfect for both relaxation and entertaining. An extensive paved patio area provides an ideal setting for outdoor seating and dining, seamlessly extending onto a well-maintained level lawn. Bordered by mature flowering plants and shrub beds, the garden is full of seasonal color and texture, creating a private, tranquil retreat. The space is fully enclosed by timber fencing, ensuring both privacy and security. A gate at the side of the property provides convenient access to the front garden, which is equally charming with a neatly manicured lawn and established plant beds that add a touch of greenery. A pathway leads to the front door, enhancing the home's welcoming curb appeal, and a driveway in front of the garage.

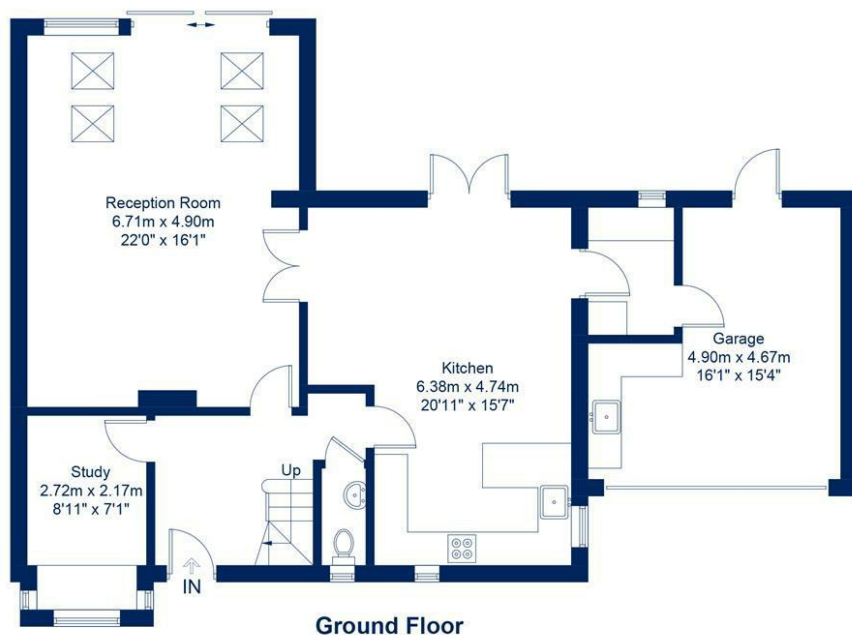
## Location

Weston Turville is a popular, sought after village with a range of shops for day to day needs, a county combined school, a number of restaurants/public houses and parish church. It is approximately 1.5 miles from Wendover and 4 miles from Aylesbury. The closest main line railway station is at Stoke Mandeville (1 mile) with a regular service to London Marylebone (55 minutes). The A41 at Aston Clinton is close by with its good links via the Tring and Berkhamsted bypass to the M25 and motorway network.

Council Tax Band F



Bye Green  
Total Approx. Floor Area 1737 sq ft / 161.4 sq m  
(Including Garage)



#### Energy Efficiency Rating

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

All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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