



Brook End | Weston Turville | Buckinghamshire | HP22 5RF

 Christopher Pallet
Professional advice since 1973

**Brook End
Weston Turville
Buckinghamshire
HP22 5RF**

**Guide Price £1,200,000
Freehold**

A truly exquisite Grade II listed residence, rich in history and brimming with charm. Dating back to the 15th century, this beautifully preserved home seamlessly blends period features with modern living. Formerly the Black Horse Inn and an early Quaker meeting house, the property boasts exposed timbers, inglenook fireplaces, and vaulted ceilings. Set within a generous 0.72-acre plot, the house offers spacious and versatile accommodation, including multiple reception rooms, a detached studio, and stunning gardens. This is a rare opportunity to acquire a significant historic home in an idyllic setting. The property has also been granted planning permission to extend the kitchen area - details available upon request.

- Beautiful Grade II listed residence
- Rich history dating back to the 15th century
- Multiple reception rooms with character features
- Detached 21ft studio/guest suite
- Detached double garage and outbuildings
- Planning Permission to Extend
- Weston Turville: picturesque, vibrant, enchanting village
- Primary School, 18-hole Golf course, inviting pubs
- Stoke Mandeville railway station: 1.7 miles away
- Buckinghamshire Grammar School system





A truly exquisite Grade II listed residence, rich in history and brimming with charm



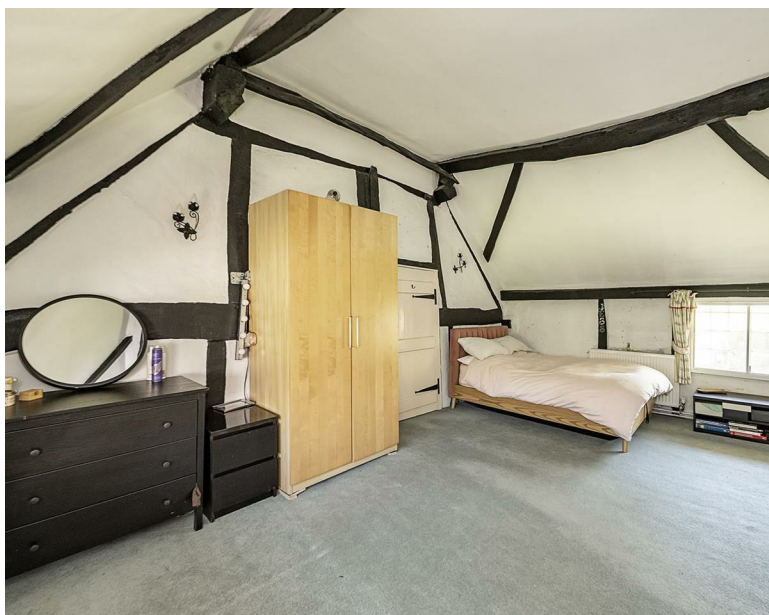
The Accommodation

As you enter the home through the front door, you are welcomed into a spacious entrance hall that offers a glimpse of the property's character and leads seamlessly to the main living spaces. The 19-ft drawing room, located to the right, is a beautifully proportioned space with dual-aspect windows that flood the room in natural light. It features an impressive Inglenook fireplace and original exposed beams, exuding period charm. Across the hallway lies the family room, another inviting space with a fireplace and plenty of room for relaxation. Moving towards the rear of the property, the kitchen is designed with wooden cabinetry, granite worktops, and a convenient adjacent breakfast room. Together, these spaces provide a warm and welcoming setting, with lovely views down the garden. Nearby, the utility room ensures practicality for everyday living. The dining room, positioned centrally, offers an elegant setting for formal meals, while the study is ideal for remote working or quiet reading. The reception room/bedroom four provides flexibility as a guest suite or additional living area.

Ascending to the first floor via one of two staircases, you arrive at the 23-ft master bedroom, which boasts vaulted ceilings, a dual aspect, and an en-suite shower room. Two further double bedrooms, each generously sized and filled with character, are served by a well-appointed family bathroom.

Outside

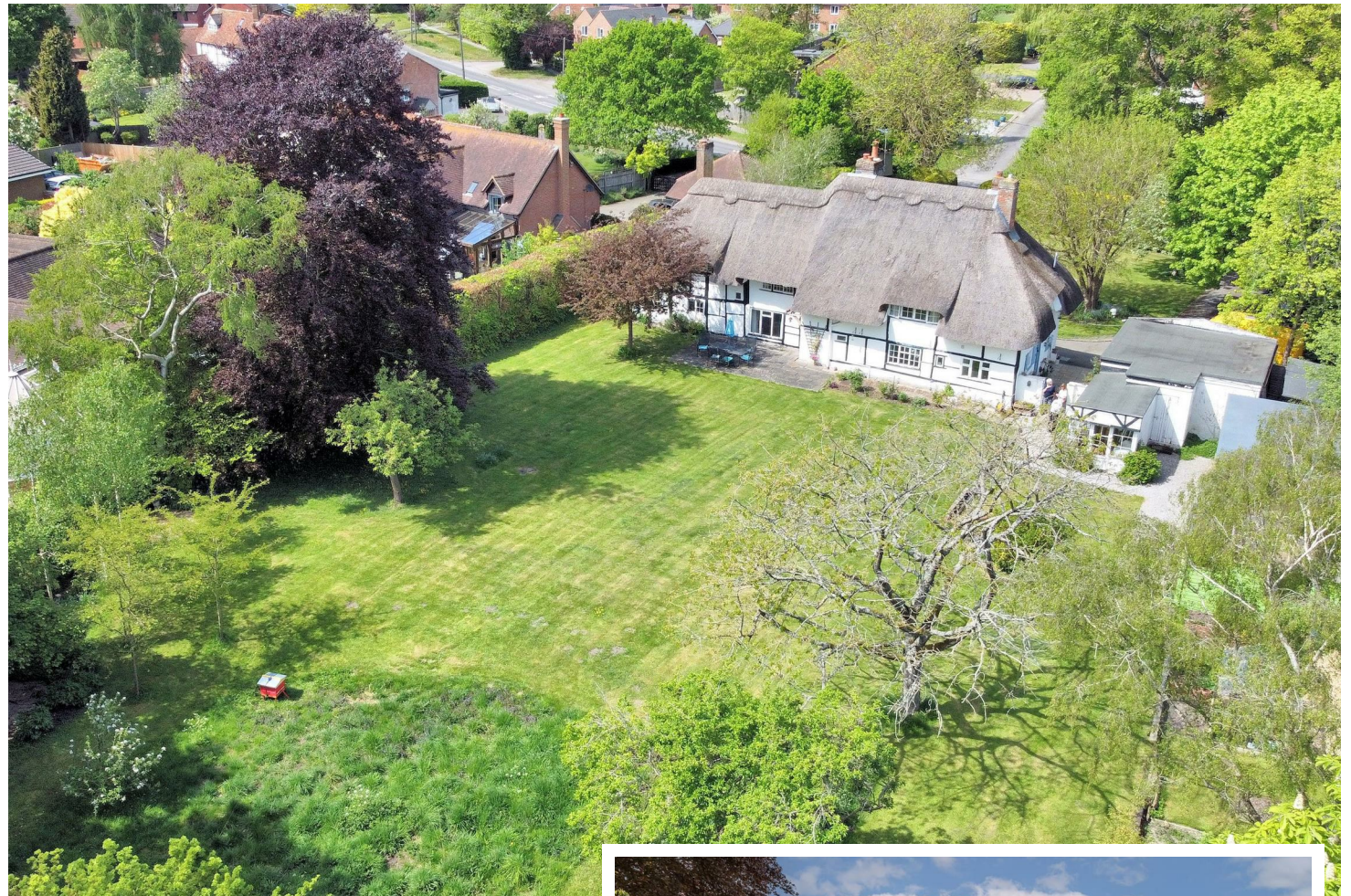
The property sits on a generous 0.72-acre plot, accessed via a sweeping carriage driveway that enhances its sense of grandeur. To the left of the property is the detached double garage, providing ample storage and parking. Beyond the garage lies a collection of outbuildings, including a 21-ft studio/guest suite with its own private access and versatile use. The garden itself is a true highlight, featuring expansive lawns, mature trees, and vibrant borders. A garden room and summer house offer serene spots for relaxation or hobbies. The outdoor space perfectly complements the home, creating an idyllic retreat for both entertaining and family enjoyment.



Nestled at the foot of the breath-taking Chiltern Hills, Weston Turville beckons as a highly sought-after village, promising an enchanting lifestyle in a picturesque setting. Immerse yourself in a vibrant community where every convenience is within reach. Explore the village's own Primary School, tee off at the prestigious 18-hole Golf course, and unwind in one of the inviting pubs. From the village hall to the joyous playground and the serene reservoir, Weston Turville offers a diverse range of activities to suit every interest.

For those seeking seamless connectivity, the nearby Stoke Mandeville railway station stands just 1.7 miles from the property, providing effortless access to the bustling heart of London in just 55 minutes. Aylesbury, the thriving market town in close proximity, boasts an impressive array of shops, restaurants, a cinema, bowling alleys, and the acclaimed Waterside Theatre. Additionally, neighbouring market towns such as Tring and Wendover invite you to explore their comprehensives shopping options and abundant facilities.

Education is held in high regard in this vibrant locale, with a multitude of excellent independent and state schools available. Embrace the advantages of the esteemed Buckinghamshire Grammar School system, ensuring a quality education.



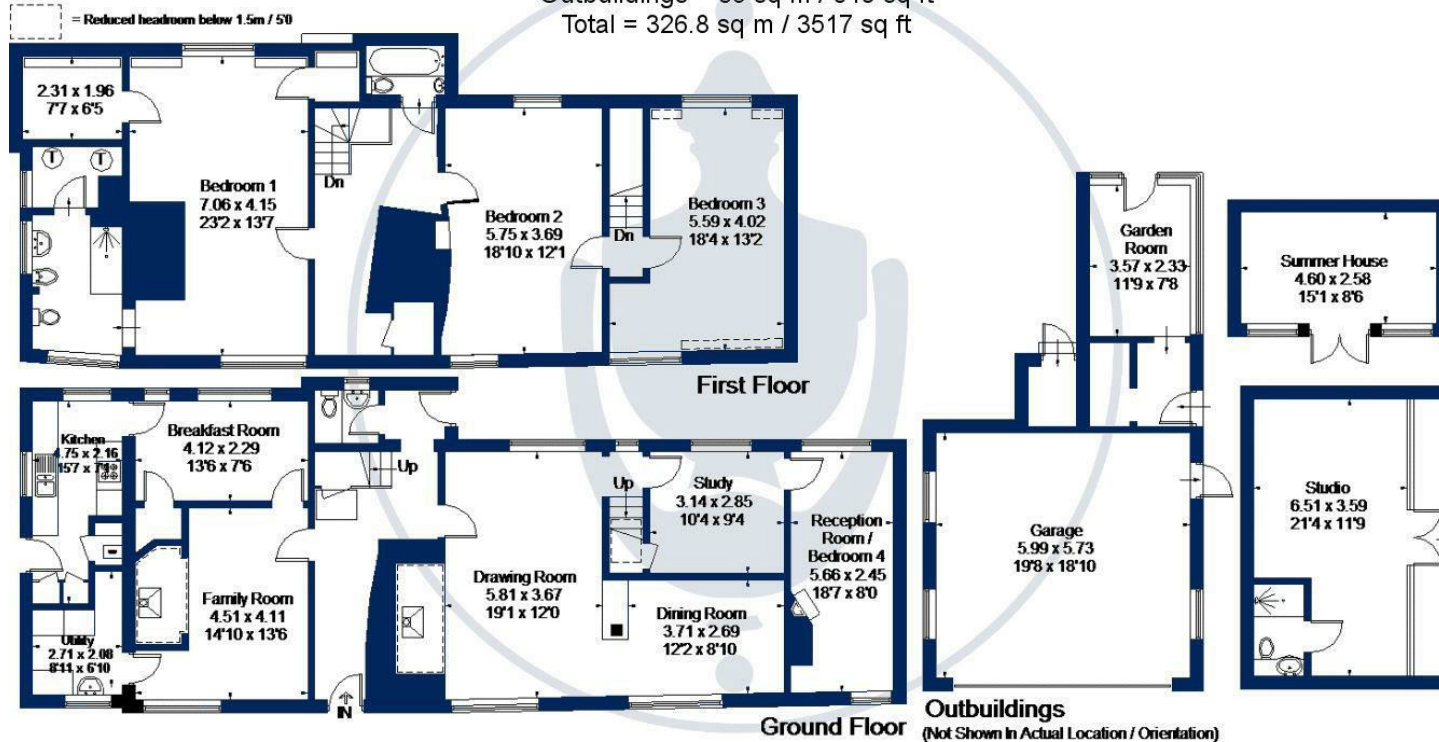
Brook End, Weston Turville, Buckinghamshire

Approximate Gross Internal Area

House = 241.4 sq m / 2598 sq ft

Outbuildings = 85 sq m / 919 sq ft

Total = 326.8 sq m / 3517 sq ft



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.



Directions

Brook End, Weston Turville is just 1.7 miles from Stoke Mandeville railway station with easy access to London Marylebone (56 minutes) and Aylesbury (4 minutes). The nearby A41 links to the M25 in under 20 minutes.
Council Tax: Band G

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