



Connells

Hill Farm
North Marston BUCKINGHAM

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North Marston BUCKINGHAM MK18 3QL

for sale
£1,000,000



Property Description

Charming Five-Bedroom Country Home in a Peaceful Village

Nestled on a private road in a sought after village, this stunning five-bedroom property offers the perfect blend of rural charm and modern comfort. Set against a backdrop of picturesque countryside, the residence includes a range of outbuildings, stables, and an additional paddock, making it ideal for equestrian enthusiasts or those seeking a versatile outdoor space.

Upon entering, you are greeted by a spacious hallway featuring exposed beams, setting a warm and inviting tone. The ground floor boasts a versatile study, a convenient WC, and a large dual-aspect lounge with a cozy fireplace and French doors opening to the rear garden. Adjacent is a generous dining area, perfect for entertaining, and a bright conservatory overlooking the beautiful garden. The farmhouse-style kitchen has units along two walls, complemented by a separate utility room and direct access to the double garage.

Upstairs, a generous landing leads to the expansive master bedroom, complete with an en-suite bathroom and a dedicated dressing area. The second bedroom mirrors these proportions, also featuring an en-suite and dressing space. Two additional double bedrooms offer stunning views over neighbouring fields, while the fifth bedroom, currently utilized as a study, provides flexibility for your needs. There is a Three piece bathroom that supplies the upstairs.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Additional Land

Please note there are also an additional 4 fields of land for sale totalling approx 12 acres. This is separate from the property sale. Please feel free to discuss this with the agent.

Outside Space

Externally, the property excels with ample parking in front of the double garage and easy access to the rear garden and outbuildings. The fenced, landscaped garden wraps around the home, offering a well-maintained oasis for relaxation. A stable block with a courtyard, further outbuildings, and an additional paddock to the rear complete this exceptional property, providing endless possibilities for leisure, storage, or equestrian pursuits. This idyllic village home combines space, character, and a serene setting, making it a rare find for discerning buyers.

Entrance Hall

Cloakroom

Living Room

17' max x 21' 9" max (5.18m max x 6.63m max)

Dining Room

11' 3" max x 11' 3" max (3.43m max x 3.43m max)

Conservatory

10' 11" max x 7' 8" max (3.33m max x 2.34m max)

Kitchen

14' 10" x 11' 3" (4.52m x 3.43m)

Study

7' 4" x 11' 3" (2.24m x 3.43m)

Utility Room

16' 11" x 4' 10" (5.16m x 1.47m)

Master Bedroom

19' 7" max x 20' 9" max (5.97m max x 6.32m max)

En Suite

Bedroom 2

20' 11" max x 16' 11" max (6.38m max x 5.16m max)

Ensuite

Bedroom 3

11' 3" x 11' 4" (3.43m x 3.45m)

Bedroom 4

11' 2" x 10' (3.40m x 3.05m)

Bedroom 5

11' 4" x 7' 10" (3.45m x 2.39m)

Bathroom

Double Garage

17' x 15' 9" (5.18m x 4.80m)

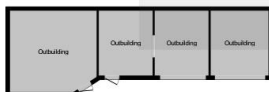
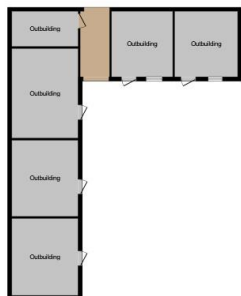




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: G

view this property online connells.co.uk/Property/BUK307354



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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