



7 DUDLEY CLOSE  
NORTH MARSTON BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY





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NORTH MARSTON  
BUCKINGHAMSHIRE**

**A FINE FAMILY HOME WITH SIX  
BEDROOMS LOCATED IN A HIGHLY  
SOUGHT AFTER VILLAGE**

**GUIDE PRICE £695,000**





## The Property

This substantial family home has so much to offer. Located in a safe and quiet location this is a perfect home for a growing family. The accommodation is both spacious and beautifully appointed. The central entrance hall leads to the sitting room which is both light and spacious and enjoys an attractive fireplace with woodburning stove. This area leads to the snug which gives access to the large garden room. This space is just perfect for entertaining and allows access to the attractive rear garden. The kitchen/dining room is also accessed from the garden room and is well appointed with an extensive range of fitted floor and wall cupboards, there is space for all appliances. There is an internal access door to the single garage from the dining area. A large study and cloakroom conclude the extensive ground floor. The first-floor accommodation is also light, bright, and spacious with the principal suite enjoying a large ensuite. The guest suite has fitted wardrobes and an ensuite shower room. There are three further bedrooms to this floor and a well-appointed family bathroom. To the second floor is a large bedroom/studio perfect for a hobbies/ chill space. This is a truly great family home which flows beautifully.

## Outside

To the front is driveway parking for several vehicles and access to the single garage. The front garden is mainly laid to lawn with mature planting to the border. The rear garden is again mainly laid to lawn with mature planting allowing a lovely amount of privacy. The large, decked

area positioned to the rear of this lovely home is perfect for entertaining on a balmy summers evening.

## Location

North Marston is a much admired village in the heart of the Vale of Aylesbury. The village has a strong and active community with a pre-school, primary school, community shop, village hall, The Pilgrim public house and restaurant, St Mary's Church and a community sports field with pavilion. It is located some three miles south of the market town of Winslow, which has a range of shops, restaurants, GP facilities, a bank and post office. Buckinghamshire's county town of Aylesbury lies seven miles to the south, and provides a more comprehensive range of shopping and leisure facilities, and a rail service to London (Marylebone). Milton Keynes is about 15 miles away and offers comprehensive shopping, leisure facilities and fast, frequent mainline rail services to London (Euston) and the north. Oxford is about 25 miles to the southwest. The M40 and M1 are both around half an hour's drive away.

A regular bus service runs between Aylesbury and Buckingham calling at Winslow. Buckinghamshire has a long standing tradition for quality education and the option of the outstanding grammar school system. The Bucks County Council website will give you the full options and catchment areas.

**Post code for SatNav: MK18 3RA**

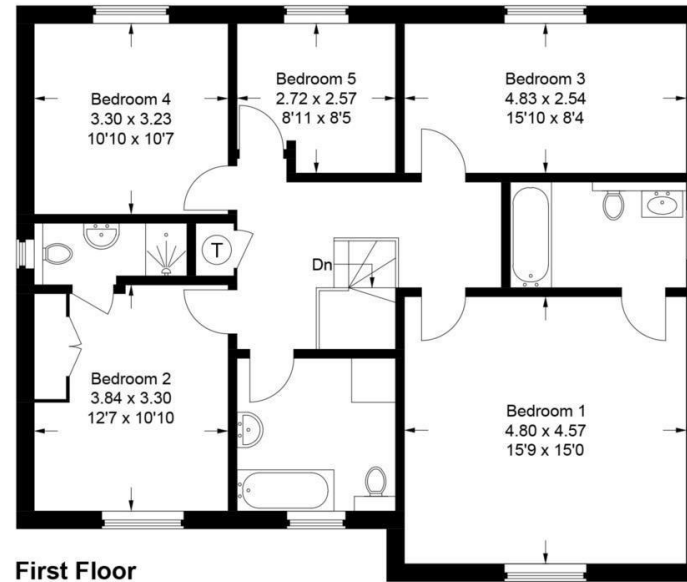
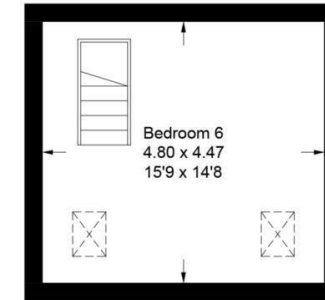
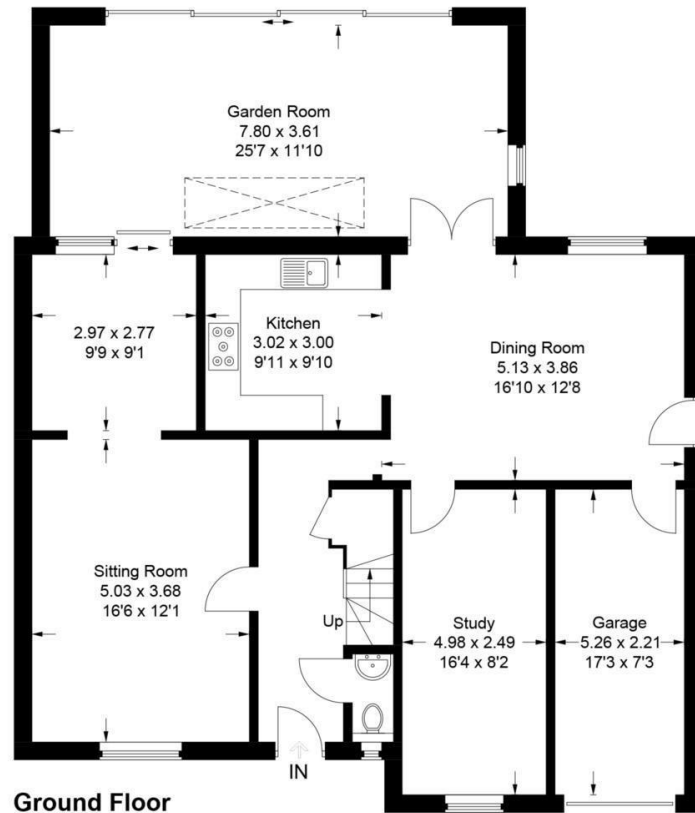
## Additional Information

- **Council Tax Band - F**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3163



Approximate Gross Internal Area  
 Ground Floor = 128 sq m / 1,378 sq ft  
 First Floor = 96.4 sq m / 1,038 sq ft  
 Second Floor = 21.4 sq m / 230 sq ft  
 Total = 245.8 sq m / 2,646 sq ft  
 (Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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