



**Connells**

Marsh Hill Farm  
Marsh Aylesbury



## Property Description

CONNELLS are delighted to welcome to the market this RARELY AVAILABLE, beautifully presented, EXTENDED SEMI-DETACHED family home situated with wonderful views over open countryside.

The property is offered in immaculate condition and comprises of two expansive reception rooms, open plan kitchen/ breakfast room with built in appliances, PLUS four bedrooms with a four-piece en-suite to master.

The property benefits from a downstairs cloakroom, a large en-suite to the master bedroom, and a utility/bar area connecting the kitchen and dining area fitted with underfloor heating. Further benefits include an enclosed front garden/driveway with space for 4+ vehicles, a beautifully presented rear garden that is an ideal space for entertaining, a garage with power and lighting as well as holding the potential for further extension.

## LOCATION

Located at the foot of the Chiltern Hills the hamlet of Marsh is a quiet settlement nestling in the Vale of Aylesbury. The nearby village of Wendover with its pretty high street offers an eclectic mix of shops, including a supermarket, sports facilities, and the Chiltern Line to Marylebone. The thriving market town of Princes Risborough is just over four miles away and offers a range of local shops together with Tesco and M&S Food. The mainline station also offers a frequent service to London Marylebone from 33 minutes.

THIS PROPERTY MUST BE VIEWED TO FULLY APPRECIATE ALL IT HAS TO OFFER!

\*\*Contact Connells today! 01296 395710 \*\*

Door to front aspect, radiator, stairs to first floor landing, cupboard.

## Cloakroom

Window to front aspect, WC, vanity basin, radiator.

## Lounge

22' 4" MAX x 13' 6" MAX ( 6.81m MAX x 4.11m MAX )

Bay window to front aspect, double glazed, open feature fire place, radiator, television point, telephone point, French doors to dining area.

## Dining Room

18' 8" x 11' 11" ( 5.69m x 3.63m )

Window to rear aspect, double glazed, under-floor heating, patio doors to rear garden.

## Utility Area

Wall and base units with work surfaces to complement, boiler, integrated fridge/freezer,

under-floor heating, cupboard, currently being used as a bar area.

## Kitchen

12' 9" MAX x 12' ( 3.89m MAX x 3.66m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, sink with drainer and mixer taps, electric hob with extractor fan, electric oven and grill, integrated dishwasher, washing machine and fridge/freezer, radiator, television point, door to garage, door to side aspect to rear garden.

## First Floor Landing

Stairs from entrance hall, loft access.

## Bedroom One

14' 6" MAX x 12' MAX ( 4.42m MAX x 3.66m MAX )

Window to front and rear aspect, double glazed, built in wardrobes, fitted bedside dresser, radiator, door to en-suite.

## En-Suite

Window to rear aspect, double glazed, bath with mixer taps, WC, wash hand basin, shower cubicle, extractor fan, heated hand towel rail.

## Bedroom Two

11' 5" MAX x 10' 5" MAX ( 3.48m MAX x 3.17m MAX )

Window to front aspect, double glazed, built in wardrobes, radiator.

## Bedroom Three

11' 5" x 10' 1" ( 3.48m x 3.07m )

Window to rear aspect, double glazed, feature fire place, storage cupboard.

## Bedroom Four

8' 1" x 7' 2" ( 2.46m x 2.18m )

Window to front aspect, double glazed, radiator.

## Shower Room

Window to rear aspect, double glazed, shower cubicle, WC, vanity basin, heated hand towel rail.

## Outside

### Front Garden

Enclosed gated front garden, gravel driveway leading to side access, laid lawn.

### Rear Garden

Sandstone patio area leading to front drive, laid lawn, two timber structures.

## Garage

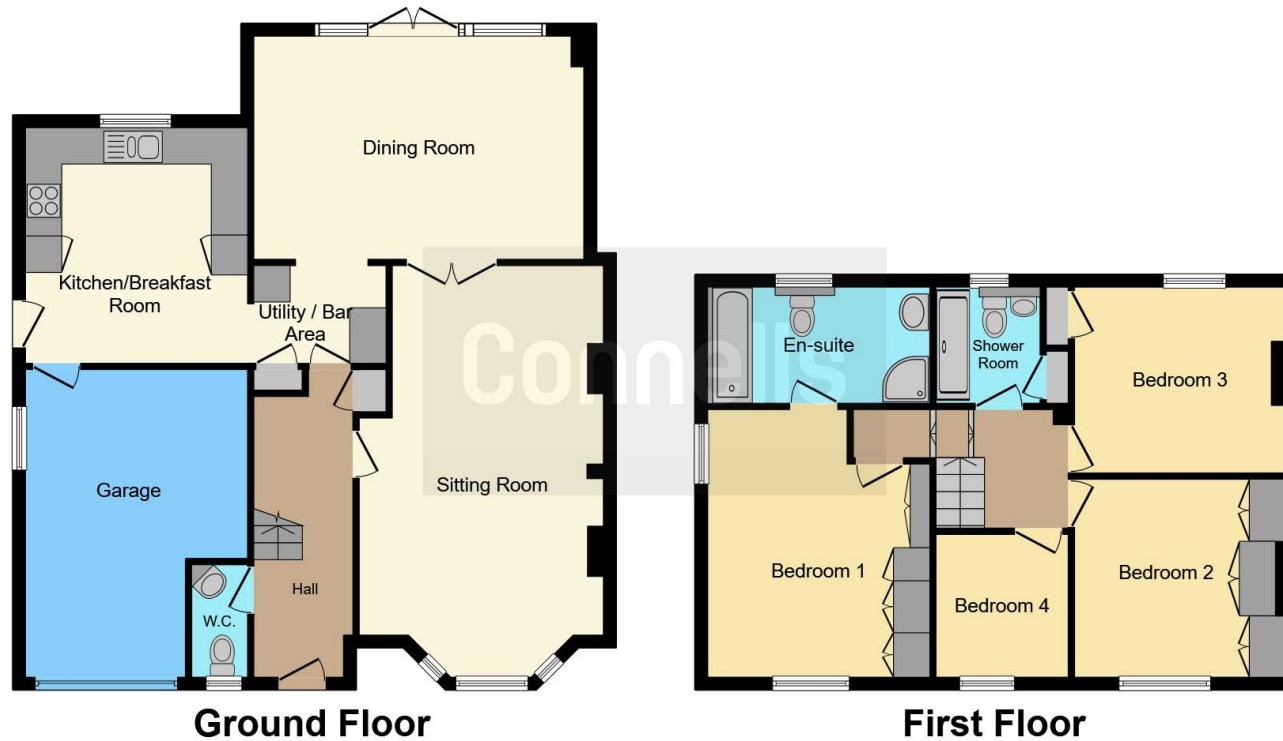
16' 8" MAX x 12' 2" MAX ( 5.08m MAX x 3.71m MAX )

Up and over doors, window to side aspect, power, lighting.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LEY304085](http://connells.co.uk/Property/LEY304085)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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