



Connells

Marsh Hill Farm
Marsh Aylesbury

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Marsh Aylesbury HP17 8ST

for sale
£625,000



Property Description

Connells are delighted to present this rarely available and beautifully extended semi detached family home, perfectly positioned to enjoy stunning views across open countryside.

This spacious property features two generous reception rooms and a modern open plan kitchen/breakfast room complete with integrated appliances. The home further boasts four well proportioned bedrooms, including a superb master suite with a luxurious four piece en suite bathroom.

Additional highlights include a convenient downstairs cloakroom, a separate utility/bar area with underfloor heating that seamlessly links the kitchen and dining spaces, and a large master en suite. Externally, the property benefits from a gated front garden and driveway with parking for four or more vehicles, a beautifully landscaped rear garden ideal for entertaining, and a garage with power and lighting - offering excellent potential for future extension (STPP).

Nestled at the foot of the Chiltern Hills, the peaceful hamlet of Marsh sits within the picturesque Vale of Aylesbury. Nearby Wendover offers a charming high street with a variety of shops, a supermarket, sports facilities, and rail links to London Marylebone via the Chiltern Line. The vibrant market town of Princes Risborough is just over four miles away and provides further amenities including Tesco and M&S Food, along with a mainline train service to London Marylebone in as little as 30 minutes.

A viewing is highly recommended.

Entrance Hall

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

Cloakroom

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

Lounge

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

Dining Room

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

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

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

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

Bedroom Three

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

Bedroom Four

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

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

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.







Marsh Hill Farm, Aylesbury, HP17

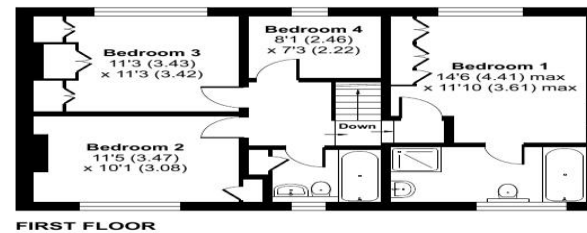
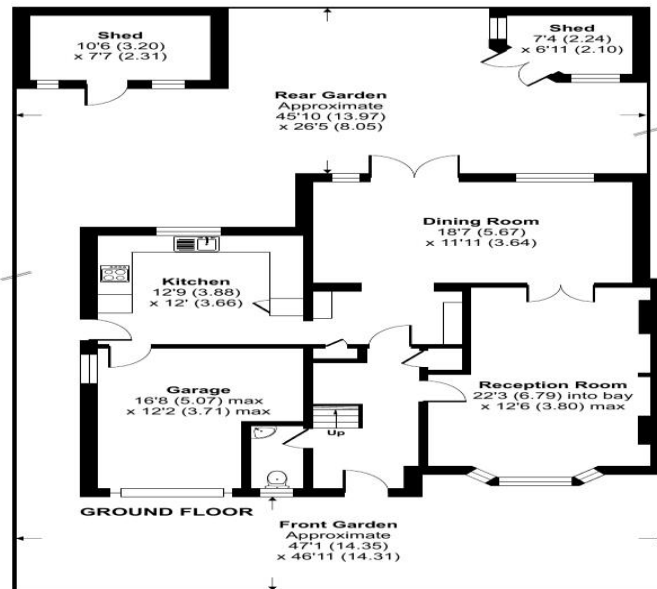
Approximate Area = 1549 sq ft / 143.9 sq m

Garage = 168 sq ft / 15.6 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 1842 sq ft / 171.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1430401

To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304775



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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Property Ref: LEY304775 - 0004