



Emotwell Farmhouse, Petsoe End, Emberton, OLNEY, MK46 5JL

welcome to

Emotwell Farmhouse, Petsoe End, Emberton, OLNEY

A DETACHED CHARACTER PROPERTY situated in the hamlet of PETSOE END which is within Emberton civil parish. Offering BEAMS to some ceilings, WOOD BURNING STOVE, THREE RECEPTION ROOMS, EXPANSIVE and ESTABLISHED GARDENS, AMPLE PARKING and DOUBLE GARAGE.

Entrance Porch:

Part glazed door and window to rear aspect.

Lounge:

12' 8" max x 12' 6" (3.86m max x 3.81m)
Stove, fireplace, dual aspect lighting to front and rear, exposed wood beams, radiator.

Dining Room:

12' 6" x 9' 6" max (3.81m x 2.90m max)
Open fireplace, exposed wood beams, window to front aspect, radiator.

Reception Hall:

12' 11" x 11' 3" (3.94m x 3.43m)
Brick built fireplace, window to side and rear aspect, exposed wood beam to ceiling with stairs rising to the first floor accommodation.

Kitchen:

12' 11" x 6' 10" (3.94m x 2.08m)
Fitted with a range of base and eye level units with work surfaces above and splash back surround.

Landing:

Carpet floor, doors to bedrooms and bathroom, window to rear aspect.

Bedroom One:

13' 1" x 11' 1" (3.99m x 3.38m)
Dual aspect lighting with windows to front and rear, fitted wardrobes, radiator and carpet to floor.

Bedroom Two:

12' 11" x 8' 5" max (3.94m x 2.57m max)
Dual aspect windows to front and rear aspects, radiator and carpet to floor.

Bedroom Three:

9' 4" max x 9' 2" (2.84m max x 2.79m)
Window to front aspect, carpet to floor, radiator.

Bathroom:

Fitted with a suite to comprise: Wash hand basin w.c., panelled bath with mixer tap and shower head over, heated towel rail and access to loft space.

Outside:

Front:

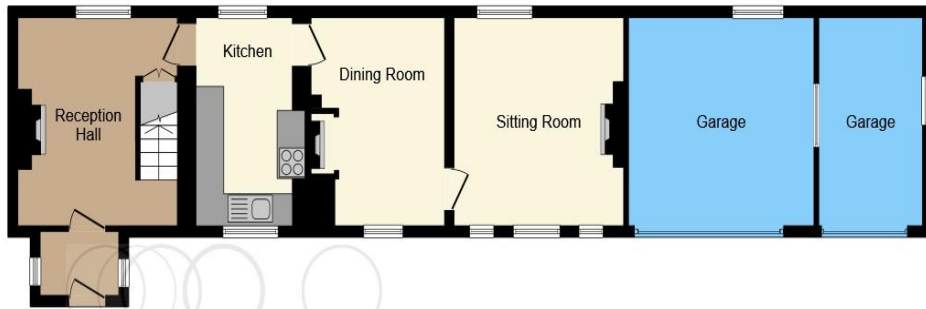
Generous front garden, mainly laid to lawn with a gravel driveway leading to property and double garage.

Rear Garden:

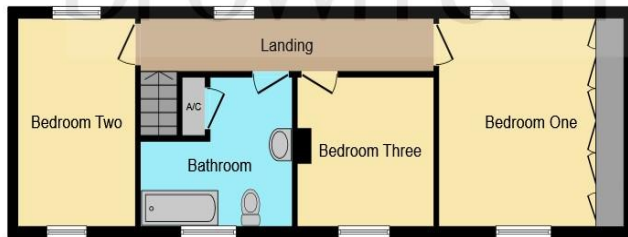
Enclosed rear garden, mainly laid to lawn with mature shrubs and trees.

Agent's Note:

There is a septic tank in the rear garden.



Ground Floor



First Floor

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



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**Emotwell Farmhouse, Petsoe End,
Emberton, OLNEY**

- LARGE GRAVEL DRIVEWAY PLUS DOUBLE GARAGE
- 18TH CENTURY DETACHED CHARACTER PROPERTY
- RURAL LOCATION
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: G
Council Tax Band: F

£625,000



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Property Ref:
NPL107654 - 0006

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