



Marsh Hill Farm

| Marsh | Buckinghamshire | HP17 8ST



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Williams Properties are delighted to welcome this four bedroom well presented family home situated in the beautiful countryside hamlet of Marsh. The property benefits from four bedrooms, a family bathroom, en suite, a downstairs cloakroom, kitchen, living and dining rooms, a driveway leading to a garage and a front and rear garden with views onto fields and the countryside.

£675,000

## Marsh

Marsh is a small hamlet featuring outstanding beauty, surrounded in wildlife and farms and situated just over six miles to Aylesbury station with regular train services into London Marylebone in under an hour.

## Council Tax

Band D

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hallway

This entrance hallway consists of wood effect flooring, fitted and a pendant light fitted to the ceiling, doors to the downstairs WC, dining room and living room as well as carpeted stairs rising to the first floor landing.

## Cloakroom

This downstairs cloakroom consists of a pendant light to the ceiling, wood effect flooring, frosted window, basin with a mixer tap and a low level WC.

## Living Room

This large living room consists of pendant lights to the ceiling and fitted lights to the wall, carpeted flooring, a window to the front aspect, a fitted fireplace and double doors to the dining room. Ample space for plenty of living room furniture.



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- Gated Driveway With Ample Off-Road Parking
- Beautiful Countryside Location
- Four Bedroom House
- Spacious Reception Rooms
- Integral Garage
- Fantastic Field Views
- Good Order Throughout
- Viewings Highly Recommended

**Dining Room**

This dining room is comprised of tiled flooring fitted with underfloor heating, large windows and double French doors to the rear aspect, a pendant light and spotlights to the ceiling, open plan access to the kitchen and plenty of space for dining room furniture.

**Kitchen**

This kitchen is comprised of tiled flooring, a window to the rear aspect, a door to the side of the property and a door to the garage, spotlights to the ceiling, tiling to splash sensitive areas, a range of wall and base mounted units including an inset fridge/freezer, double oven, electric hob with an extractor and a sink with a mixer tap and draining board.

**First Floor Landing**

This First floor landing features carpeted flooring, fitted lights to the ceiling and doors to all four bedrooms and the family bathroom.

**Master Bedroom**

This master bedroom features carpeted flooring, inset wardrobes with fitted downlights, a window to the front aspect, a wall mounted radiator, a pendant light to the ceiling, fitted bedside cabinets and a door to the en suite. Plenty of space for a king sized bed and other bedroom furniture.

**En Suite**

This well sized en suite features spotlights to the ceiling, an enclosed shower unit, bathtub with a mixer tap, fully tiled walls, a heated towel rail, frosted window, inset sink with a mixer tap over a vanity unit and a low level WC.



With ample space for everyone to enjoy their own privacy and comfort and, situated in a peaceful countryside hamlet, this property offers a tranquil retreat from the hustle and bustle of everyday life, whilst being just over six miles from Aylesbury town centre for all amenities you may need.



**Bathroom**

This family bathroom features an inset sink with a mixer tap over a vanity unit, a heated towel rail, a frosted window, shower unit, spotlights to the ceiling, and low level WC

**Bedroom**

This bedroom features carpeted flooring, a window to the rear aspect, a fitted light to the ceiling, a wall mounted radiator, fitted feature fireplace and space for a double bed and other bedroom furniture.

**Bedroom**

This bedroom features carpeted flooring, a window to the front aspect, a pendant light to the ceiling, a wall mounted radiator and inset wardrobes. Space for for a double bed and other bedroom furniture.

**Bedroom**

This bedroom features a window to the front aspect, carpeted flooring, a wall mounted radiator, pendant light to the ceiling and space for a bed and other bedroom furniture.

**Gardens**

This property features a wrap around garden to the rear and front, featuring patio area to the rear of the property and grass laid to the remainder.

**Garage & Parking**

Features an integral garage with a door to the kitchen and space for storage, driveway space for 4 cars to the front and side of the property.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

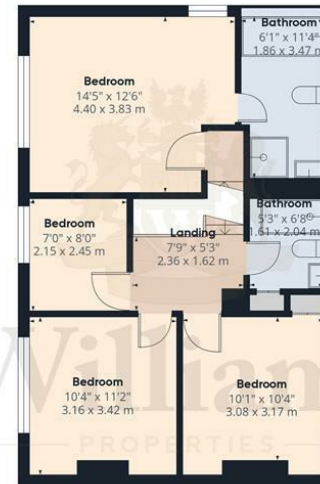
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1597.15 ft<sup>2</sup>

148.38 m<sup>2</sup>

**Reduced headroom**

0.83 ft<sup>2</sup>

0.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: www.williams.properties  
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.