



The Lodge, Marsh, Aylesbury, Buckinghamshire, HP17 8SP



The Lodge

Pleasantly and peacefully situated and surrounded by beautiful countryside, this is a bright and spacious, modernised, 4/5 double bedroom, family home set within stunning grounds with mature trees and hedges and a sweeping gravel driveway. The property was subject to a program of complete modernisation some four years ago and as such is presented in good decorative order with neutral shades throughout and other quality touches such as solid timber floors and a beautiful polished limestone kitchen floor. There is scope for further improvements, either an extension to the main house or, perhaps, a garden office or garaging, subject to the necessary consents.

Downstairs, there is a spacious entrance hall with stairs leading to the first floor, a cloaks cupboard and doors to all principal ground floor rooms. The sitting room is a large, well-proportioned and bright room with French windows leading into the garden and a feature modern fireplace with a wood-burning stove. The kitchen is a large, dual aspect, room with a range of fitted cupboards, an electric range cooker, a breakfast bar and glazed doors leading into the sitting room along with a useful utility room and a separate pantry. To the other side of the house, there is a large study, and a further room, currently used as the fifth bedroom, although either of these rooms could be used, alternatively, as family tv / play / dining rooms. The guest cloakroom completes the ground floor accommodation. Upstairs, there is a large landing, a master bedroom with an ensuite bathroom, a guest bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

An undoubted feature of this property are the grounds; beautiful parkland, approaching 1.75 acres, with a pretty stream running alongside, surrounded by and dotted with mature trees and hedges with extensive level lawns, intersected by the gravel driveway and parking area. Please note there is a public footpath running in front of the property. To the rear of the property, there is a large private paved terrace; an ideal space for outside entertaining and dining during the warmer months.

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Study, Utility Room, Pantry, Cloakroom, Family Room/Bedroom 5.

First Floor

Landing, Master Bedroom with ensuite Bathroom, Guest Bedroom with ensuite Shower Room, Two Further Bedrooms, Family Bathroom.

Outside

Gardens extending to approximately 1.75 acres, gravel drive and parking area.



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Marsh

The peaceful hamlet of Marsh is located at the foot of the Chiltern Hills and is surrounded by beautiful countryside in an Area of Outstanding Natural Beauty. Numerous footpaths and bridleways lead into the woods and hills, whereupon the famous Ridgeway, Britain's oldest road and a route used since prehistoric times by travellers, herdsman and soldiers, can be accessed. Located in the neighbouring village of Bishopstone is the recently re-opened and locally renowned gastro-pub, The Harrow.

The market town of Princes Risborough is located within about 4 miles and has a good range of local shops, together with a Tesco and an M&S Food, schooling and other amenities. More comprehensive recreational and shopping facilities can be found nearby in Aylesbury, about 5 miles away, and slightly further afield in Thame and High Wycombe. Buckinghamshire is renowned for its education system and the property falls into the catchment for the Grammar schools in the county town of Aylesbury. An excellent selection of private schools can be found in the area, too.

Excellent transport connections include fast train services from Princes Risborough to Oxford, Bicester, Birmingham and London Marylebone (from 34 minutes) and from nearby Little Kimble to London Marylebone (from 55 minutes). The property is located within easy reach of the M40 motorway, junctions 6, 7 and 8.

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Directions

Leave Thame in a north-easterly direction, travelling on the A418, heading towards Aylesbury. Upon arrival in Stone, turn right, into the Bishopstone Road, by the pond and church, and follow this road, out of the village, and along to the crossroads. Proceed straight on at the junction, into the continuation of the Bishopstone Road. Continue to, and travel through Bishopstone. After a short drive, take the right turn, signposted Kimble and Marsh. Continue into the village, proceed along the village road and over a small bridge. The driveway to the property can be found on your right, next to the postbox.

Transport Links

M40 Motorway (Junction 6) - 10 miles.

Princes Risborough Railway Station - 4 miles.

Little Kimble Railway Station - 1.8 miles.

Tenure

Freehold.

Services

Mains electricity and water. Oil Fired Central Heating. Private drainage.

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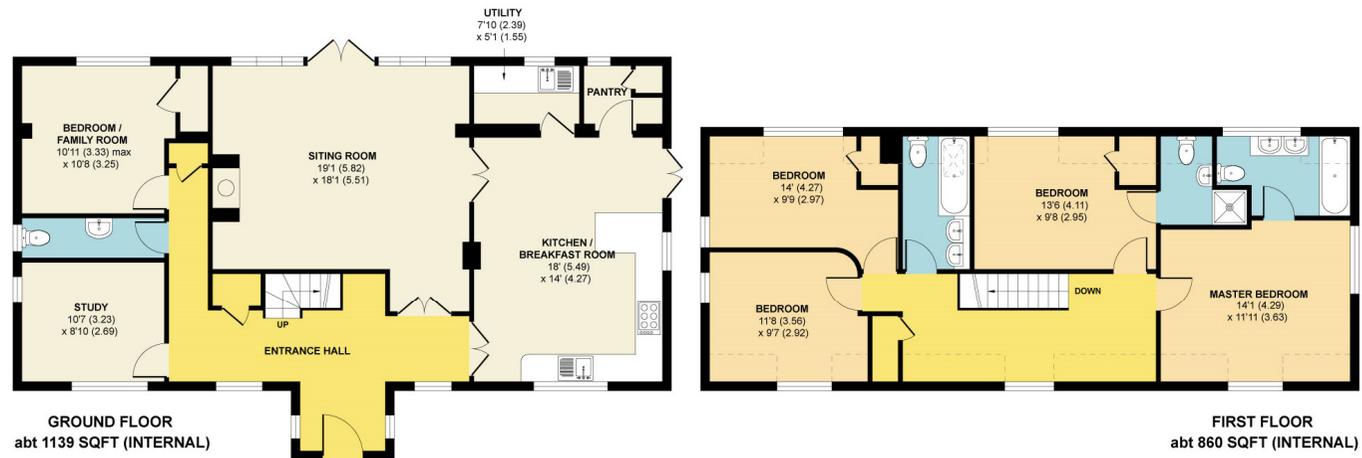
Approximate Area = 1868 sq ft / 173.5 sq m

Including Limited Use Area(s) = 131 sq ft / 12.2 sq m

Total = 1999 sq ft / 185.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Andrew Murray & Co LTD. REF: 607029



Local Authority

Buckinghamshire Council.

Tax Band

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