



Marsworth

PRICE GUIDE

£999,950

Located in a peaceful setting overlooking the historic church with a wealth of character and the benefit of home office with gym which could easily be converted to an annex if required.







A characterful property in a wonderful position with the benefit of a south facing garden and outbuildings.



Ground Floor - You are welcomed into the property by an enormous reception hall which has a window to the rear and door opening to the rear garden. Within this reception space is a fitted double cloaks cupboard, cloakroom, and stairs rising to the first floor landing with storage cupboard under. A door from the reception hall opens to the principal reception room which is dual aspect to include a window to the front and bay window framing the view over the south facing garden. A raised hearth completes this reception space. The open plan kitchen/dining room boasts magnificent proportions being in excess of 22ft in length and fitted with a comprehensive range of base and eye level units to include solid granite work tops over. The dining area overlooks the front of the property with a delightful wood burning stove, and sits on original quarry tiled flooring which there are a number of exposed timber beams to the ceiling. There is a conservatory off the rear of the kitchen and a door opening to a dedicated utility room.

First Floor - A galleried landing area has door opening to an inner hallway, with fitted bookshelves, which could be an ideal study area and has doors opening to all bedrooms and to a family bathroom which has a fitted white three piece suite to include a panelled bath with shower unit over and a characterful 'high level' wc All four of the first floor bedrooms are doubles in size, the master bedroom being fitted with oak wardrobes. All have wonderful views over the church grounds and beyond over the vale of Aylesbury.

Outside - The front of the property is partly enclosed by a retaining brick wall with wrought iron gate opening to a pathway leading to the front door with mature hedging to either side and lawn areas. An opening to a driveway which is laid to hardstanding leads to the garage which has double timber doors and window and courtesy door to the rear

garden. The rear garden has a hard-standing area under the covered veranda and continues down the side of the house leading to the out-buildings to include a home office and gym which could easily be converted into a self contained annex if required or makes a perfect addition for anyone working from home. The main portion of the garden is laid to lawn and fully enclosed with fencing and also boasts a brick built storage outhouse.

Marsworth Village - The pretty village of Marsworth offers quintessential village life, yet only around 2 miles from the facilities of nearby Tring.

All Saints Church, dating back to the 12th Century, is centrally located in the village, along with the Red Lion, one of the village's two pubs, and which itself dates back to the 17th Century. The beautiful countryside that surrounds the village is ideal for walking, and includes miles of tucked-away footpaths, the Grand Union Canal, and the Tring reservoirs.

Agents Information For Buyers - Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.

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Ground Floor

Approx. 1643.6 sq. feet



First Floor

Approx. 781.6 sq. feet



Total area: approx. 2425.2 sq. feet

All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...



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you to **sell** or **let** your **property**?

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