

MANOR FARM

AYLESBURY ROAD, ROWSHAM, HP22 4QP

Guide Price:£1,400,000



A SEVEN BEDROOM GII LISTED MANOR HOUSE OCCUPYING IN EXCESS OF 1.25 ACRE PLOT SITUATED IN THE BUCKINGHAMSHIRE VILLAGE OF ROWSHAM.

FINE & COUNTRY

Dating back in parts to 1847, Manor Farm occupies a generous and discreet plot providing a great amount of privacy.



Approached via electric gates leading to a driveway with ample parking and front lawn.

A wealth of family accommodation is provided on two levels creating a house of classic proportions rarely available on such an impressive scale. The fine architectural detail of the era is visible throughout with a number of charming and original period features such as high ceilings, fireplaces and large windows and there is still plenty of scope to modify and improve.

The property comprises seven double bedrooms, three bathrooms, four reception rooms, extended kitchen breakfast room, boot room and two cellars, one of which is a wine cellar. In all, approximately 5,000 square feet. Outside to the front there is a sweeping electronically gated driveway with a superb front lawned garden and tennis court and to the rear, a more mature garden with outbuildings.

This fine home is being sold with no upper chain.

AT A GLANCE

Seven Bedrooms
Four Reception Rooms

ACCOMMODATION

Seven Bedrooms
Four Reception Rooms
Three Bathrooms
Kitchen Breakfast Room
Two Cellar Rooms
Tennis Court
Mature Gardens
Outbuilding
Parking for several cars.



GUIDE PRICE
£1,400,000



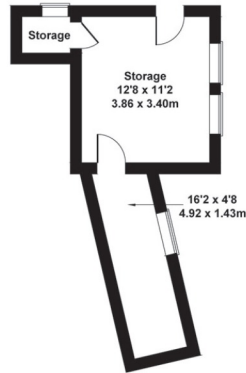




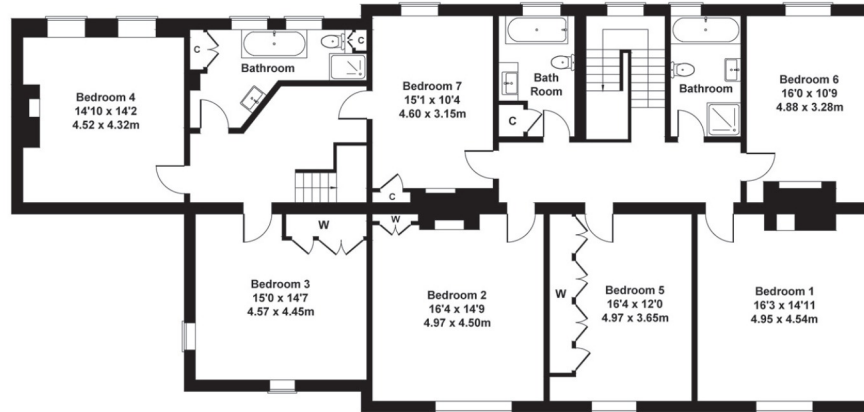


Manor Farm, Rowsham

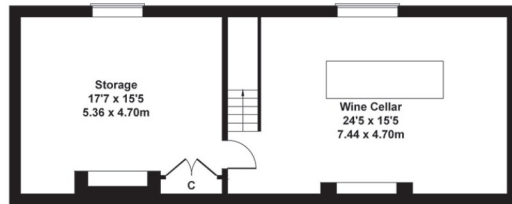
Approximate Gross Internal Area
5253 sq ft - 488 sq m



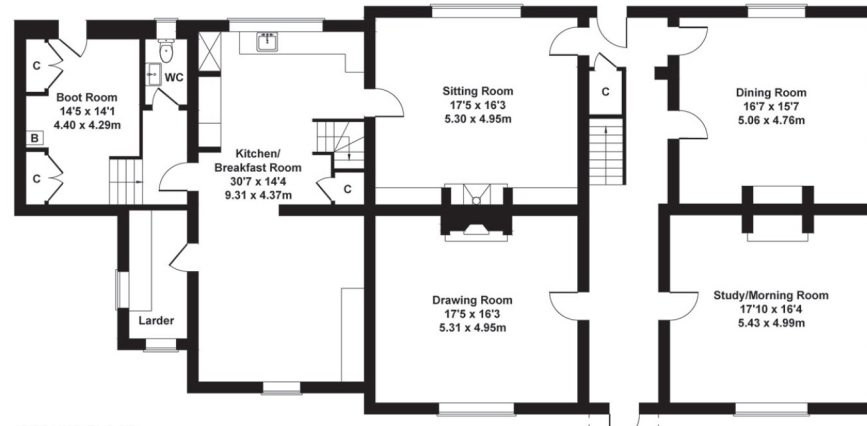
OUTBUILDING
(Not Shown In Actual
Location/Orientation)



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

ROWSHAM

A semi rural location situated approximately three miles from the market town of Aylesbury with a variety of shopping and transport facilities and the mainline station to London Marylebone. Alternatively, Leighton Buzzard is approximately seven miles away with a mainline station to London Euston. Sits within the catchment of well regarded schooling which includes Aylesbury Grammar School.

ADDITIONAL INFORMATION

Mains water, gas, electricity.

Heating: Gas central heating to
radiators

Postcode: HP22 4QP

Local Authority: Buckinghamshire
County Cou8ncil

Energy rating: Exempt

FINE & COUNTRY

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