



Lower Church Farm, Mursley, MK17 0RS

The Old Farm House Lower Church  
Farm  
Church Lane  
Mursley  
Buckinghamshire  
MK17 0RS

**£1,250,000**

Welcome to this stunning detached bungalow located on Church Lane in the picturesque village of Mursley, Buckinghamshire. This property boasts three reception areas, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, all served by four modern bathrooms, there is plenty of room for everyone to enjoy their own space.

As you step outside, you are greeted by extensive gardens spanning half an acre, providing a tranquil setting to unwind and enjoy the outdoors. Additionally, the property comes with an impressive three-acre paddock, ideal for those with equestrian interests or simply for enjoying the vast open space.

One of the standout features of this bungalow is the breathtaking countryside views that can be enjoyed from various parts of the property, offering a sense of peace and serenity that is hard to come by.

Whether you are looking for a peaceful retreat away from the hustle and bustle of city life or a spacious family home with ample outdoor space, this property on Church Lane truly offers the best of both worlds. Don't miss out on the opportunity to make this beautiful bungalow your new home.

- RECENTLY REFURBISHED DETACHED BUNGALOW
- EN-SUITE FACILITIES TO ALL BEDROOMS
- BRAND NEW KITCHEN/BREAKFAST
- HALF AN ACRE PLOT
- ADJOINING THREE ACRE Paddock
- STUNNING VIEWS





### Accommodation

A covered storm porch entered via a part glazed front door into the entrance hall. Built-in cloak cupboard. Door to open-plan sitting room/kitchen. Door to the cloakroom comprising low level w.c. and a wash hand basin, tiled flooring. The sitting room/kitchen has windows to front and side aspects and leads into the dining/family area to the rear of the property. Open-plan into the re-fitted and re-modeled kitchen which is fitted in a range of units to wall and base levels with worksurfaces (to be fitted - allocated sum for purchasers choice) over and an inset sink/drain. Range of AEG integrated appliances. Central Island (worksurface to be fitted - allocated sum for purchasers choice) incorporating an AEG induction hob, downdraft extractor and an integrated wine cooler. Further appliances include an integrated fridge and freezer, dishwasher, two ovens and a further microwave/combo/warming oven. A door gives access to the bedroom wing and a separate utility room.

The dining/family area has two set of bi-fold doors opening onto the rear garden giving far reaching views over open countryside. The study has windows to front and side aspects.

In the bedroom wing you will find the master bedroom to the rear of the property with glazed French doors opening onto the rear garden, and a window to the side aspect. Access to the en-suite comprising low level w.c., free-standing bath, shower and wash hand basin, and a window to the side aspect.

The second bedroom is of double size with a window to the side aspect. A door leads to the en-suite comprising low level w.c., double shower and a wash hand basin. Obscure window to the side aspect. Bedroom three has a window to the side aspect and leads to an en-suite comprising low level w.c., double shower and a wash hand basin. Bedroom four has a window to the side aspect, a door leads to the en-suite comprising low level w.c., corner wash hand basin and a shower, obscure glazed window to the side aspect.

The utility room has base level units with an inset sink. Plumbing for washing machine. Wall mounted boiler. Fusebox. Door to the side aspect.

### Exterior

The property is approached via electric gates off of Church Lane and accessed through a private shared driveway overlooking adjoining paddocks. The Old Farmhouse is at the end of the driveway passed two neighbouring properties. The entrance opens onto a gravel drive offering parking for several vehicles. Access to both sides of the property leads to the rear garden measuring approximately 1/2 of an acre, and is laid to lawn with a raised timber deck area spanning the rear of

the property. Mature hedgerows and trees. External power sockets and lighting. Access to the rear of the garden opens out to a three acre paddock which has a water supply, and is fenced with post and rails. This would be an ideal opportunity for an equestrian purchaser or a buyer looking for recreational purposes.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Services - Mains gas, electricity and water are connected. Drainage is via a septic tank.

Local Authority: Buckinghamshire Council (Aylesbury Vale area).

Council Tax Band: F.

There is an allowance set aside by the vendors towards carpets/flooring.

Due fuel gas/electricity towel rails to all bathrooms.

App controlled heating system.

Further land may be available if required, by separate negotiation.

Please note that there is lapsed planning permission (17/03035/APP) to extend the property to create an additional 1,000sq ft of living area, which includes a fifth bedroom, en-suite and double garage.

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

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### Disclaimer

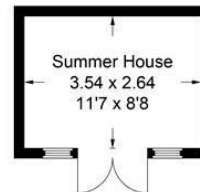
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Approximate Gross Internal Area = 190.0 sq m / 2,045 sq ft  
 Summer House = 9.4 sq m / 101 sq ft  
 Total = 199.4 sq m / 2,146 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Viewing Arrangements

By appointment only via Fine & Country.  
 We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

