



2 Marston Road, Granborough

Guide Price £575,000

**Hatfield
Shaw & Co**
INDEPENDENT ESTATE AGENTS



2 Marston Road

Granborough, Buckingham

Situated within the highly desirable village of Granborough is this charming and immaculately presented four double bedroom semi-detached cottage, full of character and offering beautifully balanced accommodation throughout. The property combines a wealth of period features including exposed beams, exposed stonework, and a stunning inglenook fireplace, whilst also benefiting from modern day comforts and stylish presentation. Further benefits include a double width garage, driveway parking for four vehicles, and a private South/West facing landscaped rear garden.

The welcoming entrance hall leads through to a cosy snug/study featuring a beautiful inglenook fireplace and exposed character features, creating a wonderful additional reception space ideal for relaxing, working from home, or even a playroom. The spacious sitting/dining room is light and airy with windows to multiple aspects and French doors opening directly onto the rear garden, making it an excellent entertaining and family space.

The kitchen/breakfast room has been recently fitted with an attractive range of soft-close base and wall units with integrated appliances, range cooker, wine cooler, breakfast bar, and ample worksurface space. A separate utility room provides further storage and appliance space, whilst the downstairs cloakroom completes the ground floor accommodation.

Upstairs, the spacious landing continues the character feel with exposed beams and stonework. There are four genuine double bedrooms, all beautifully presented, with several enjoying further exposed beams and character features. The modern family bathroom has been fitted with a white suite including a separate shower cubicle, vanity unit, underfloor heating, and heated towel rail.

Outside, the private, South/West facing rear garden attracts the afternoon and evening sun and has been thoughtfully landscaped with a lawn area, raised sleeper borders, paved patio seating area, and established planting throughout. There is gates access to the driveway and also access to the double width garage, which benefits from loft storage, power, lighting, and an electric roller-shutter door. To the front of the property, the large gravel driveway provides off-road parking for four large vehicles.

Freehold. Semi-detached. Not listed. Not in a conservation area. EPC band D. Council tax band E. Mains electricity, water, and drainage. Oil to radiator central heating. Double garage and driveway parking for four vehicles to the side of the property. Solid stone construction. Standard broadband (7 Mbps) available. "Good mobile phone coverage" (O2). No restrictions. "Very low" risk of flooding.

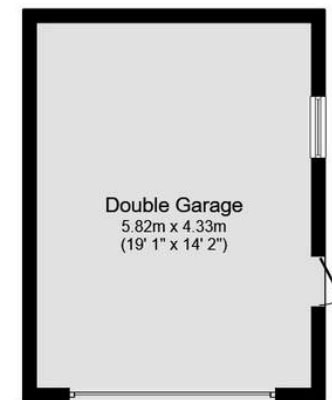




Ground Floor



First Floor



Garage

Total floor area: 153.4 sq.m. (1,651 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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