

Valley Lane, Markyate, AL3 8AT
Asking price £2,000,000

Sears & Co
estate & letting agents

Valley Farm is a substantial detached country residence set within approximately 19 acres of land, to include, gardens, paddocks and grazing land, occupying a peaceful and private rural setting surrounded by beautiful open countryside.

Extending to around 2900 sqft (including the conservatories) the main house offers spacious and versatile accommodation with scope for updating, improvement and potential for extension subject to the necessary permissions. The generous room sizes provide excellent flexibility for family living. The farmhouse style kitchen and principal reception areas enjoy attractive views across the surrounding grounds and countryside, with the layout offering plenty of potential for purchasers to modernise and create a superb long term family home.

Externally the site is complemented by a range of barns and outbuildings providing excellent storage, workshop space and flexibility for a variety of uses including rental investment. The size of the plot, combined with the existing buildings and rural setting, may also offer potential for alternative uses, conversion or future development, subject to the necessary permissions. Valley Farm represents a rare opportunity to acquire a versatile lifestyle property offering privacy, land and long term potential.







** NO UPPER SALES CHAIN **

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Council tax band F. Contact Sears & Co Estate Agents to arrange a viewing.

Lifestyle

Valley Farm enjoys a secluded countryside position surrounded by open farmland and rolling rural scenery, whilst remaining accessible to nearby towns and transport links. The property offers an ideal balance of privacy, outdoor space and versatility, perfectly suited to purchasers seeking a lifestyle move, equestrian use or a smallholding opportunity.

Land

The land extends to approximately 19 acres in total and comprises a mixture of paddocks, grazing land and formal gardens. The grounds offer excellent potential for equestrian use, hobby farming or general recreational purposes, with the open fields providing wonderful far reaching countryside views.

Outbuildings

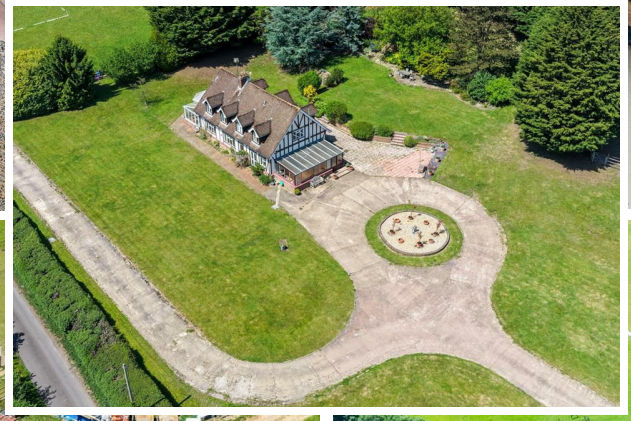
A range of traditional barns and ancillary outbuildings provide extensive storage and workshop facilities together with exciting scope for alternative uses, conversion or redevelopment, subject to obtaining the necessary planning consents.

Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.







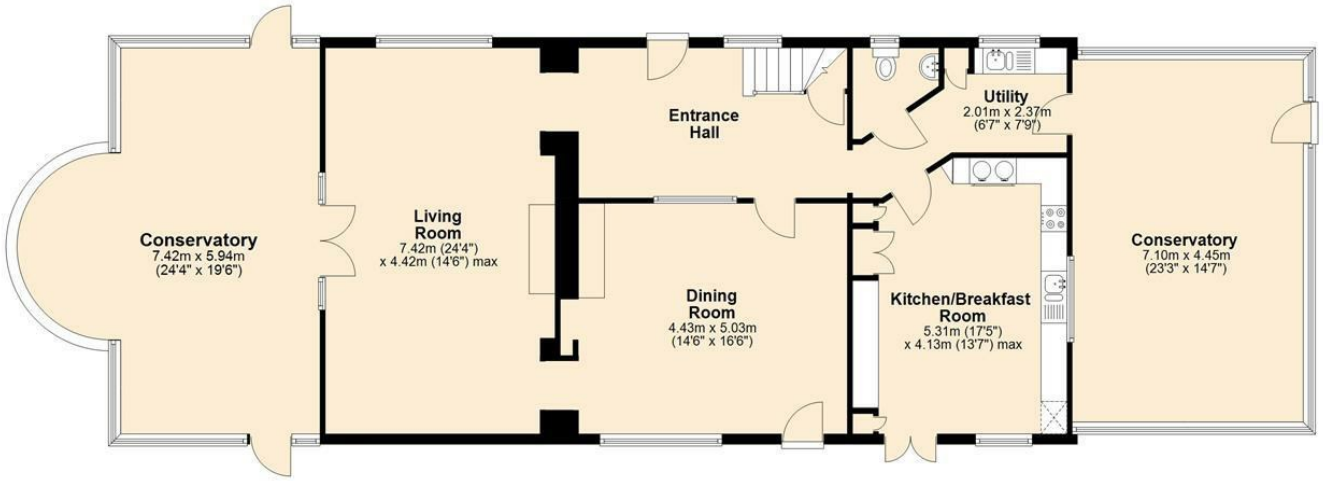






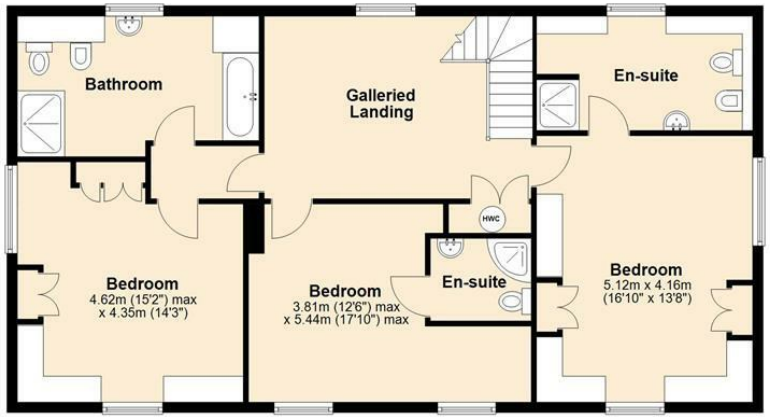
Ground Floor

Approx. 170.1 sq. metres (1831.0 sq. feet)



First Floor

Approx. 105.0 sq. metres (1130.4 sq. feet)

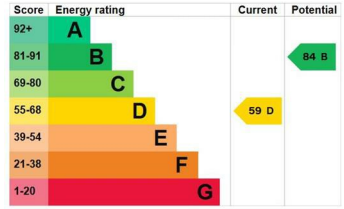


Total area: approx. 275.1 sq. metres (2961.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.



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