



HILL TOP FARM  
TWYFORD ROAD, MAREFIELD

JAMES  
SELLICKS



# “... THREE-BEDROOM BUNGALOW ...”

**Hill Top Farm is a three-bedroom bungalow, perfectly situated down a quiet lane on a generous plot offering panoramic views of the beautiful Leicestershire countryside.**

Dining Kitchen • Two Reception Rooms • Three Bedrooms • Two Bath/Shower Rooms • Well-Established Rear Garden • Approx. 1 Acre Plot, Two Paddocks • Panoramic Views • Off-Road Parking • Peaceful Location • EER - TBC

## Accommodation

A spacious entrance hall gives way to the property's accommodation with the bedroom and bathroom accommodation to the left and the living accommodation to the right. The living accommodation includes a dual-aspect dining kitchen and two reception rooms. The kitchen itself has a good range of fitted units with a variety of integrated, space for further free-standing appliances and sliding doors opening out to the rear patio and garden beyond. Glazed double doors opening from the kitchen into the living room, a generously-proportioned room with two bay windows to the front, a brick and timber fireplace with log burner inset and sliding doors opening into the garden room. The garden room is glazed on all sides allowing plenty of natural light and offering a wonderful spot to enjoy the countryside views throughout all the seasons.

The bedroom accommodation is complete with two double bedrooms and a single bedroom. The principal bedroom is a light and airy room with windows to two elevations and ample built-in storage. The second bedroom also benefits from built-in wardrobes and all three are served by two bath/shower rooms.

## Outside

Hill Top Farm is set in a generous plot of approximately and acre with a formal garden overlooking the wonderful countryside views and two paddocks. To the front of the property there is a large driveway with two gated access points providing ample off-road parking. From the driveway there are gates to the left leading to the paddocks and a five-bar timber gate to the right leading to the rear garden.

The large rear garden is predominantly laid to lawn with a large patio sitting adjacent to the property and mature shrubs and specimen trees creating a wonderful degree of privacy.



## Location

Located in some of the most beautiful rolling Leicestershire countryside, Marefield is a small, but well positioned, hamlet. All of the local market towns are within a short drive, as well as Leicester city centre. Just one mile to the south, Tilton on the Hill has a pub, village shop, post office and garage. There are primary schools in the nearby villages of Billesdon and Rugby. Public schools are at Oakham, Uppingham, Oundle, Stamford and Leicester. The A47 lies 3 miles south of the property, offering good east-west access to both the M1 and the A1, whilst Rutland Water, just 9 miles distant, offers a wide array of recreational pursuits.

## Services & Council Tax

The property is offered to the market with mains water, electricity, private drainage and oil-fired central heating. Harborough District Council – Tax Band E

## Tenure

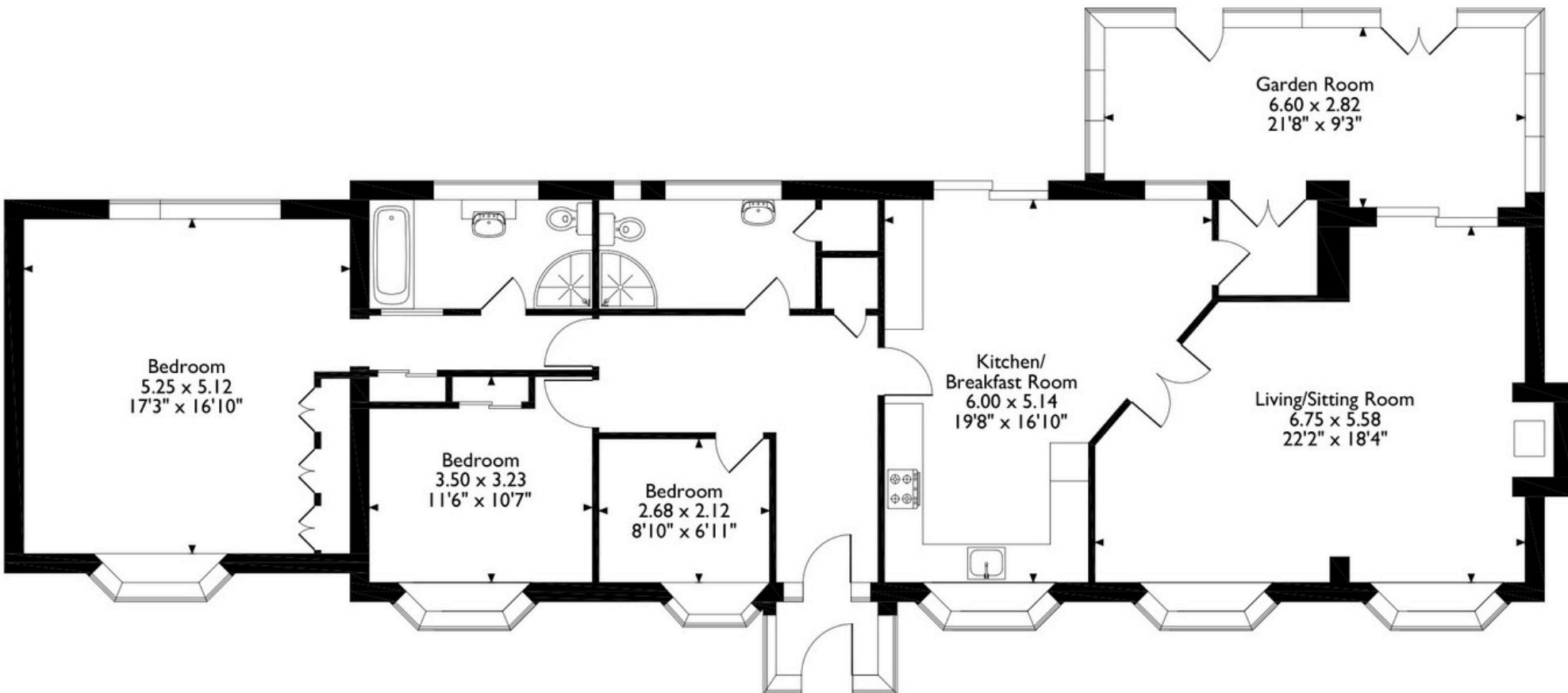
Freehold



**Hill Top Farm, Twyford Road, Marefield, Leicester LE7 9LQ**

House Total Approx. Gross Internal Floor Area = **1744 ft<sup>2</sup> / 162 m<sup>2</sup>**

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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