



**Maradin  
Hyde Heath  
Buckinghamshire**





## An attractive, completely modernised 1920's detached home.



Maradin is situated in the pretty village of Hyde Heath in the Chiltern Hills. The village benefits from a pub, a church and a village shop, along with a social life centred around the popular village hall.

The nearby market town of Amersham provides a wider range of shopping and leisure facilities, along with access on the Metropolitan Line to London Baker Street.

Maradin is accessed via the spacious entrance hallway and to the left is the large triple aspect kitchen/dining room. The dining area has a bay window overlooking the front garden, whilst the kitchen area has double doors opening to the rear garden. The kitchen is well-equipped with a modern range of eye and base level units with granite worktops, integrated appliances and an ago, along with and a free-standing central island.

The TV room is at the front of the house, again with a bay window and a fireplace. The living room is at the rear of the house and is triple aspect with a feature fireplace. Double doors open into the light and bright conservatory. A well-appointed family bathroom completes the ground floor accommodation.

From the entrance hall, stairs rise to the first floor where the principal bedroom has windows overlooking the front garden, along with a range of built-in wardrobes and a large en suite bath/shower room.



*Maradin lies within the catchment area for a number of Ofsted rated 'Outstanding' schools, including Great Missenden C of E Primary for boys and girls, Dr Challoner's Grammar for boys, Dr Challoner's High for girls and Chesham Grammar for boys and girls*



Great Missenden 2.5 miles  
London Marylebone 42 minutes  
Chesham 3 miles  
Amersham 3 miles  
M25 (J18) 8 miles  
Central London 34 miles  
(All distances and times are approximate)



There are four further bedrooms on the first floor and a family shower room.

Outside the front of the house is approached across a sweeping gravel driveway with parking for a number of cars. Adjacent to the house is an outbuilding, divided into separate storage spaces and the boiler room.

A detached double garage is currently used as a spacious gymnasium.

The gardens and grounds extend to approximately 0.78 acres and wrap around the house, offering a number of specimen plants, shrubs and mature trees. There are two terraces, one to the rear of the property and the other in the orchard, which has plum, pear and apple trees.



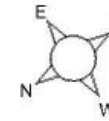
**Maradin, Bullbaiters Lane Hyde Heath, Amersham**

**APPROXIMATE GROSS INTERNAL FLOOR AREA**

**Main House = 260sq.m (2,800sq.ft)**

**Garage = 38sq.m (406sq.ft)**

**Outbuildings = 31sq.m (331sq.ft)**



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**I would be delighted to tell you more.**

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