



Whaddon Hall, High Street, Whaddon, MK17 0NA



Marron House  
Whaddon Hall, High Street  
Whaddon  
Buckinghamshire  
MK17 0NA

## Guide Price £1,000,000

**Marron House is a Georgian period property, which was built in 1820 and was originally the coach house to Whaddon Hall. It has an intriguing history and was associated with Bletchley Park during World War II.**

The house, today, is a substantial five-bedroom family home with bright and spacious accommodation set over two floors, with an adjacent two storey annex and a double garage. The accommodation comprises: entrance hall, cloakroom, large double aspect sitting room, study, spacious kitchen/family room, and a utility room. The first floor offers a large master bedroom with en-suite bathroom, four further bedrooms, one of which has a shower and wash hand basin, plus the family bathroom. The annex was added in 2007 and offers diverse uses, from a granny/teenager annex to a office/gym area. It features a large room and shower room on the ground floor and a substantial open-plan space with kitchen area on the first floor. The annex incorporates the double garage on the ground floor.

The driveway, which offers ample parking, and generous mature gardens complete this lovely family home.







#### Ground Floor

The property is entered via a part-glazed front door with two glazed side panels into the entrance hall. Stairs rise to the first floor landing. Understairs storage cupboard. Door to the rear garden. Doors to the kitchen/family room, sitting room and study. The study is located to the front of the property with a double glazed window to the side and two further double glazed windows to the front aspect. Steps down into the sitting room with double glazed French doors, and windows opening onto the rear garden. Further double glazed window to the side. Feature fireplace and hearth and a fitted shelving unit to one side.

The kitchen/family room is a light and airy space with double glazed French doors leading to the rear garden. A further double glazed window to the rear. Three Velux rain-sensitive windows in the roof space. The kitchen is fitted with a range of bespoke units to wall and base levels with worksurfaces over and an inset one and a half bowl 'Franke' sink unit. Electric Rangemaster cooker. with a five-ring induction hob and a double oven. Integrated dishwasher and fridge. Under-unit lighting. Double glazed window to the front aspect. The cloakroom and utility room are accessed from the kitchen/family area. The cloakroom has a suite comprising low level w.c. and wash hand basin. The utility room is fitted with a range of units to wall and base levels with worksurfaces over.

Under-counter space for appliances and plumbing for a washing machine. Double glazed window to the front aspect.

#### First Floor Landing

Access to loft space.

The generous sized master bedroom is dual aspect with windows to rear and side aspects. Two sets of built-in wardrobes. Door to the en-suite comprising low level w.c., panel bath with shower over and a pedestal-mounted wash hand basin. Complementary tiling. Double glazed windows to front and side aspects. Bedroom two is located to the rear of the property. Built in-wardrobe. Two double glazed windows to the rear aspect. Bedroom three is of double size with a wall mounted wash hand basin and a shower cubicle. Airing cupboard housing hot water tank. Built-in single wardrobe and double glazed window to front aspect. Bedroom four is of double size and has a built-in wardrobe and a double glazed window to the rear aspect. Bedroom five is located to the front of the property with a double glazed window to the front aspect. The family bathroom has a double glazed window to the front aspect and a suite comprising low level w.c., panel bath with shower over and wash hand basin with cupboard under.

#### Exterior

The property is entered via double gates into a large driveway with parking for numerous vehicles, leading to a detached self-contained annex. The double garage is integral to the annex and has an electric roller shutter front door, power and light connected, personal door to the rear. It houses the oil central heating boiler for the annex.

#### Annex

The annex is entered from the rear garden and has a double glazed front door into the entrance hall. Understairs storage cupboard. Stairs rising to the first floor. Door to shower room. Door to ground floor room. This room is of double size and has a double glazed window to the front aspect and double glazed French doors to the rear garden. The shower room has a suite comprising low level w.c., wash hand basin and shower cubicle. Obscure double glazed window to the side aspect. The first floor offers a large office/living space with kitchen area, with two dormer windows to the front aspect and a Juliet balcony to the side overlooking the rear garden. Velux windows in the roof space. Fitted storage cupboards to one wall. The kitchen area is fitted in a range of units to wall and base levels with work surfaces over and an inset sink/drain. Built-in electric oven and hob with extractor hood over. There is engineered oak flooring throughout the annex.

#### Rear Garden

Generous size mature garden is south facing with an extensive seating area spanning the rear of the property. Mainly laid to lawn. Planted borders. Gated access to side aspect and the driveway. Two timber sheds (to remain) Exterior lighting and power points. There are two concealed oil tanks: one for the main house and one for the annex.

#### Cost/ Charges/ Property Information

Tenure: Freehold. Local Authority: Buckinghamshire Council and the council tax band is Band G. The heating is oil fired to radiators. There is an exterior boiler for the house, concealed on the front aspect, while the boiler for the annex is located in the double garage.

#### Location - Whaddon

Whaddon is a pleasant and popular village, with an excellent first school, church and public house, set ruraly to the west of Milton Keynes, with nearby shopping facilities at Westcroft. Further High Street shopping facilities are available in the market towns of Buckingham and Stony Stratford with more extensive leisure and shopping amenities in Milton Keynes. School buses provide for the middle and upper schools Buckingham. The property falls within the catchment area for the Royal Latin Grammar school in Buckingham. Private schools include Stowe, Swanbourne, Akeley Wood and Thornton College for girls to name a few. Fast train services are available from Central Milton Keynes or Bletchley train stations to London Euston.

#### Note for Purchasers

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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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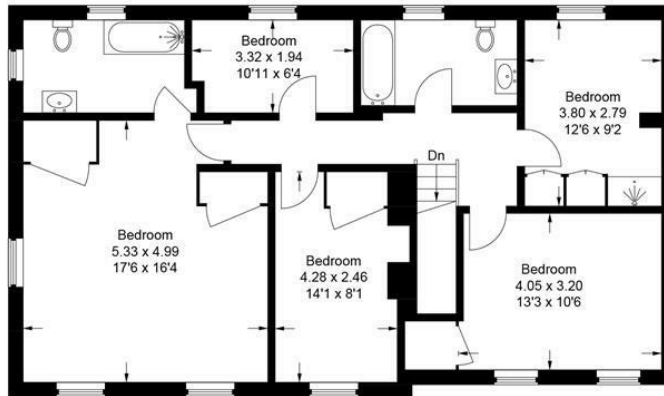




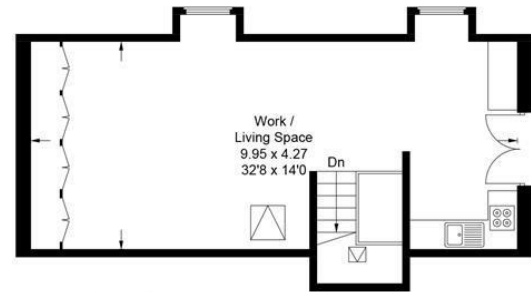




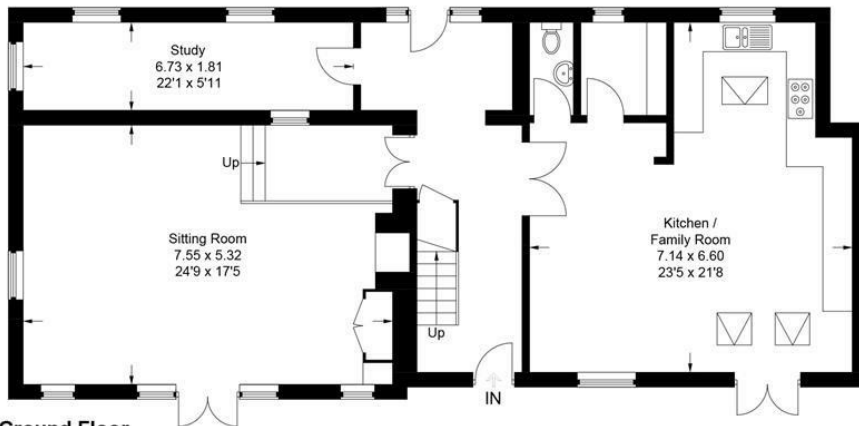
Approximate Gross Internal Area  
 Ground Floor = 122 sq m / 1,313 sq ft  
 First Floor = 95.2 sq m / 1,025 sq ft  
 Annex- Ground Floor = 57.7 sq m / 621 sq ft  
 Annex- First Floor = 45.0 sq m / 484 sq ft  
 Total = 319.9 sq m / 3,443 sq ft



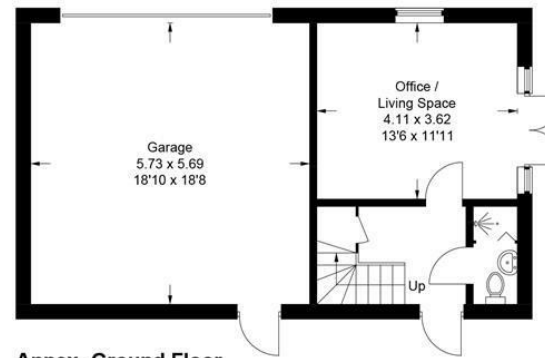
First Floor



Annex- First Floor



Ground Floor



Annex- Ground Floor  
 (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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	72
		EU Directive 2002/91/EC	

