



Fleet Marston Farm

Fleet Marston | Aylesbury | Buckinghamshire | HP18
0PZ



Fleet Marston Farm Cottage

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Williams Properties are pleased to welcome to the market this delightful two bedroom cottage with views over open countryside located in Fleet Marston. The property retains many character features throughout such as wooden beams, rustic ledged doors and Victorian cast iron fireplaces. Accommodation comprises an entrance hall, living room, kitchen, two bedrooms, bathroom and loft room. Outside there is a rear garden with the original well, detached garage & driveway parking. Viewing is highly advised.

Offers in excess of £340,000

- Waddesdon Parish
- Terraced Cottage
- Beautiful Rear Views Across Countryside
- Original Well With Lighting
- Loft Room
- Two Bedrooms
- Detached Garage With Driveway
- 2 Mins To Aylesbury Vale Parkway Station
- Open Fireplace To Lounge
- Period Features Throughout

Fleet Marston

Fleet Marston is a civil parish and deserted medieval village in the Aylesbury Vale district of Buckinghamshire. Steeped in history including St Mary's parish church which date back to the 12th-century, the course of the former Akeman Street Roman road passes northwest – southeast through the parish. Extensive shopping facilities are situated at Bicester Village, Aylesbury, Milton Keynes and Oxford. Commuting by train can be found at the Aylesbury Parkway station with hourly services into London Marylebone.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Entry

Enter through the front door into the entry with a door to the living room, slate tiles to floor and carpeted stairs rising to the first floor.



Built in 1895, this stunning period cottage backs onto open fields with fantastic views across Oving and Whitchurch. The property is 2 minutes away from the Aylesbury Vale Parkway station with services directly into London Marylebone in under an hour.



Living Room

Living room consists of French doors to the front leading out to a terrace with pond, open brick built fireplace, wood flooring, radiator, wall lights and space for a sofa suite and other furniture.

Kitchen

Kitchen comprises a range of base and wall mounted units with wooden worktops, inset ceramic sink unit with mixer tap, inset gas hob and oven, space for under counter fridge, washing machine and dishwasher. Antique cast iron fire range/burner, terracotta tiling to floor, light pendant to ceiling, windows to the rear aspect and a barn door leading out to the garden. Space for a dining table set.

First Floor

Doors to both bedrooms and bathroom.

Bedroom

Bedroom consists of a window to the front aspect, cast iron fireplace, carpet laid to floor, wall lights, radiator and built in wardrobe. Space for a double bed and other furniture.

Bathroom

Bathroom comprises a hand wash basin, wc, panelled bathtub with shower attachment and shower over, tiling to splash sensitive areas, cast iron fireplace, radiator, wood flooring and a window to the rear aspect.

Bedroom

Bedroom consists of a window to the rear aspect, wall lights, radiator, carpet laid to floor and space for a range of furniture. Stairs rise into the loft room.

Loft Room

Fully boarded loft room with heating, wood flooring, Velux window, spotlights and space for a range of furniture.

Rear Garden

Tiled patio, original well with lighting, brick built shed with light and power, grass area with plant borders, additional decking area to the rear of the garden, small shed and exterior lighting, all backing onto open countryside.

Front Garden

Mature front garden with pond, cobbled path, exterior lighting.

Garage & Parking

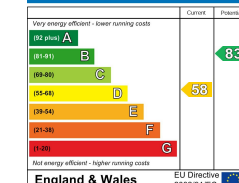
Detached garage with driveway parking for up to three vehicles.

Buyer Notes

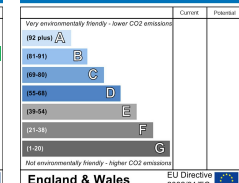
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

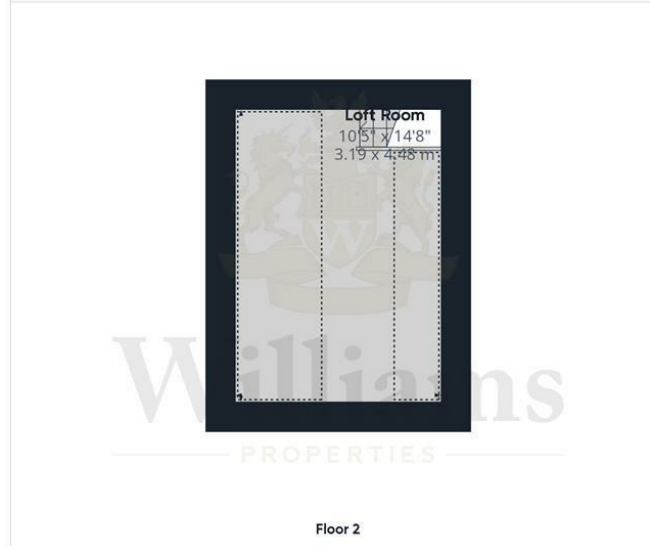
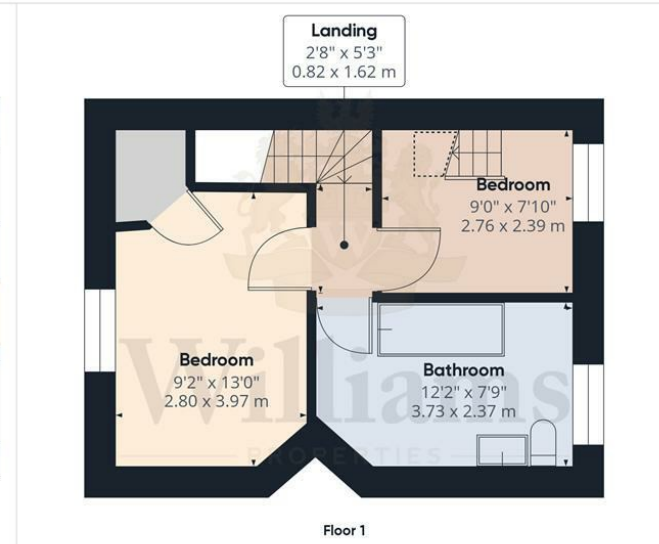
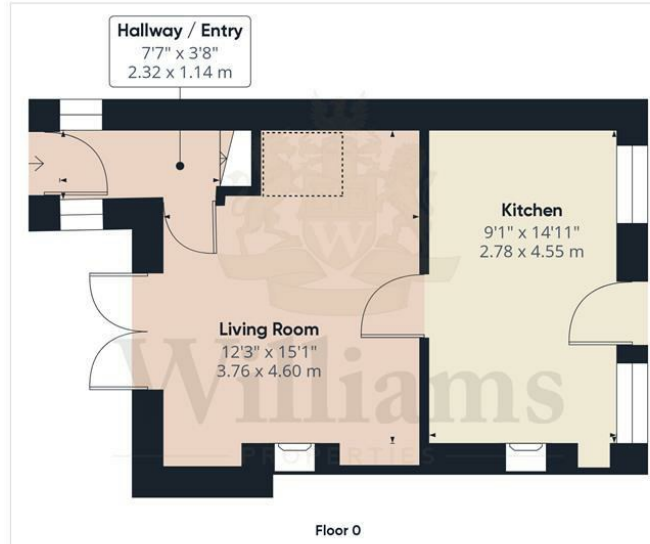


Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Approximate total area⁰
804.12 ft²
74.71 m²

Reduced headroom
108.53 ft²
10.08 m²

Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.