



Well Leys Cottage

Schorne Lane | North Marston | Buckinghamshire | MK18 3PJ



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Welcome to this charming property located on Schorne Lane in the picturesque village of North Marston, Buckingham. The property features multiple reception rooms, kitchen, utility, family bathroom, en suite and five generously sized bedrooms, providing plenty of room for a growing family or accommodating guests. Outside there are fantastic field views, large garden, double garage & driveway parking. Viewing comes highly recommended on this home.

Offers in excess of £799,950

North Marston

North Marston is a village and civil parish within the Buckinghamshire District. It is well located for easy access to the neighbouring villages of Waddesdon and Winslow. Facilities in North Marston include a popular pub, a village hall, a recreation ground and sports field.

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

All main services available
Oil fired heating

Entrance Hall

Enter through the front door into the hallway with doors to the wc, living room and kitchen. Stairs rise to the first floor. Storage cupboard. Parquet flooring.

WC

Comprises of a wc, hand wash basin, radiator and a frosted window.

Living Room

Dual aspect living room with carpet laid to floor, feature brick built fireplace, light pendants to ceiling, radiators and space for a sofa suite and other furniture.





- Village Location
- Fantastic Field Views
- Multiple Reception Rooms
- Five Bedroom Detached House
- Garage & Driveway Parking
- Large Rear Garden

Kitchen

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset ceramic sink unit with window over, inset electric hob and extractor fan, inset oven and grill, kitchen island with storage and space for bar stools. Space for dishwasher. Door to the office and open plan to the dining room.

Utility

Comprises of wall mounted units, space and plumbing for washing machine and tumble dryer, door leading out to the garden.

Dining Room

Dining room consists of carpet laid to floor, light pendants to ceiling, radiators and doors to the sunroom and leading out to the garden. Space for a dining table set and other furniture.

Sunroom

Sunroom consists of windows to the surround, tiled flooring, light fittings to ceiling, radiators and space for a range of furniture. Two sets of doors lead out to the front & rear gardens.

Office

Dual aspect room with carpet laid to floor, light pendants to ceiling, radiators, dual built-in desks and space for a range of furniture.

First Floor

Doors to all bedrooms and bathroom. Access to the loft space.



The property is within walking distance to the village school - North Marston C of E School - Ofsted rated 'good'.



Bedroom & En Suite

Bedroom consists of a window to the rear aspect, carpet laid to floor, built in wardrobes and over bed storage, light fitting to ceiling, radiator and space for a double bed. En suite is fully tiled and comprises a wc, hand wash basin, enclosed shower cubicle, radiator and a frosted window.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed.

Bedroom

Bedroom consists of a window to the front aspect, built in wardrobe, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed.

Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobe, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed.

Bathroom

Bathroom is fully tiled and comprises a wc, pedestal hand wash basin, bathtub with power shower, heated towel rail, storage cupboard and frosted window.

Rear Garden

Wrap around patio area with steps leading to an expanse of lawn laid, established trees, plants and shrubs, outside power socket and tap, 3 outbuildings all with power and gated access to the front.

Garage & Parking

Double garage with up and over door, light and power. Driveway parking in front of the garage with space for multiple 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
Not energy efficient - higher running costs			
(1-20)			
England & Wales		EU Directive 2002/91/EC	

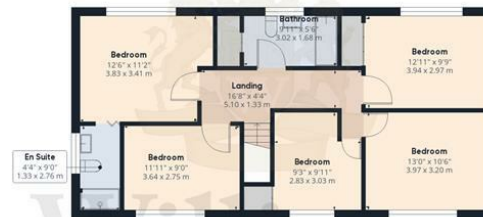
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
Not environmentally friendly - higher CO ₂ emissions			
(1-20)			
England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0



Floor 1



Approximate total area^m
2434.32 ft²
226.16 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



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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.