



Schorne Lane

North Marston | Buckingham | 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 a generously sized kitchen/dining/Living area, living room, snug/office, downstairs cloakroom, family bathroom, two en suites and four double bedrooms, providing plenty of room for a growing family or accommodating guests. Outside there is an enclosed rear wrap around garden & driveway parking for multiple vehicles, electric car charger and a security alarm system. Viewing comes highly recommended on this beautiful detached home.

£625,000

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

Entrance Hallway

This entrance hallway is comprised of wooden flooring, spotlights to the ceiling, a wall mounted radiator and oak doors leading to the downstairs cloakroom, snug, living room, kitchen/diner and a storage cupboard. Carpeted stairs rising to the first floor.

Cloakroom

This downstairs cloakroom features partially tiled walls, a fitted light to the ceiling, wall mounted radiator, vanity unit with an inset sink and mixer tap and a low level WC.





- Village Location
- Two Ensuites & Family Bathroom
- Open Plan Kitchen/Dining/Living Area
- Enclosed Wrap Around Garden
- Detached Family House
- Two Separate Reception Rooms
- Built in 2022
- Driveway Parking For Multiple Vehicle

Snug

This snug is located to the front of the property and consists of a window to the front aspect, a wall mounted radiator, a pendant light to the ceiling and carpeted flooring.

Living Room

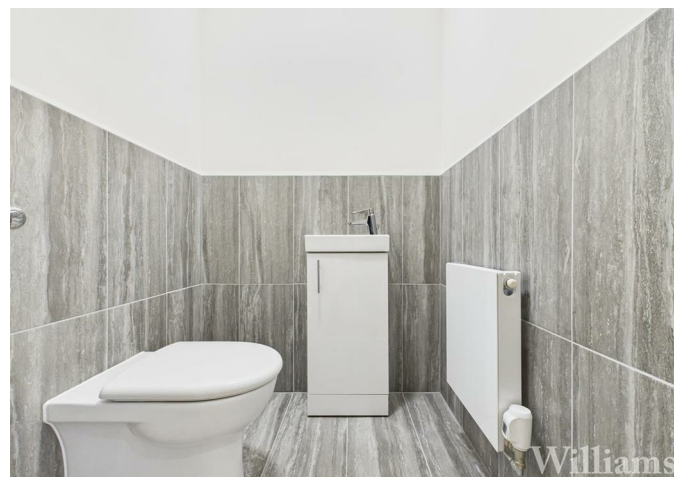
This living room is comprised of carpeted flooring, pendant lights to the ceiling, a window to the front aspect, a wall mounted radiator and windows and French double doors to the rear aspect.

Kitchen/Dining/Living Area

This kitchen diner is comprised of tiled flooring, spotlights to the ceiling, two wall mounted radiators, French double doors and Bi Folding doors to the rear garden and to the kitchen there is a range of wall and base mounted units with marble worktops and smart led lighting. The Integrated appliances include an inset oven, microwave, washing machine, tumble dryer, electric hob, extractor, basin with a mixer tap, dishwasher and fridge/freezer and tiling to splash sensitive areas.

First Floor Landing

This first floor landing is comprising of a window to the rear aspect, a wall mounted radiator, pendant light to the ceiling and carpeted flooring. Doors leading to all four bedrooms and the family bathroom



The property is within walking distance to the village nursery and primary school - North Marston C of E School - Ofsted rated 'good'. St Marys Church and the Historic Schorne Well. The Village also sits in the Aylesbury grammar school catchment.



Bedroom

This bedroom is comprised of carpeted flooring, a window to the rear aspect, a wall mounted radiator and pendant light to the ceiling. Ample space for a double bed and other bedroom furniture.

Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator and window to the front aspect. Plenty of space for a double bed and other bedroom furniture.

Bathroom

This family bathroom is comprising of tiling to splash sensitive areas, spotlights to the ceiling, a heated towel rail, frosted window, floating vanity unit with an inset hand wash basin and mixer tap, low level WC and a panelled bathtub with a mixer tap.

Bedroom

This bedroom is comprised of carpeted flooring, a window to the front aspect, an inset double wardrobe, pendant light to the ceiling and door to the en suite. Plenty of space for a double bed and other bedroom furniture.

En Suite

This en suite is comprised of fully tiled walls and flooring, a heated towel rail, low level WC, vanity unit with a hand wash basin with a mixer tap, shower unit and a circular frosted skylight.

Bedroom

This master bedroom is comprised of an inset double wardrobe, carpeted flooring, a window to the rear aspect, wall mounted radiator, pendant light to the ceiling and a door to the en suite

En Suite

This en suite bathroom is comprised of fully tiled walls and flooring, a wall mounted radiator, spotlights to the ceiling, floating vanity unit with an inset sink with a mixer tap, frosted window, low level WC and a shower unit.

Garden

This enclosed rear garden is comprised of a patio area to the rear of the property with space for garden furniture and grass lawn laid to the remainder. Garden Shed.

Parking

There is a driveway parking to the front with space for multiple vehicles. Electric car charger installed.

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			
(92-101) 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		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0



Floor 1



Approximate total area[®]
 1354.11 ft²
 125.8 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.