



**2 Fleet Marston Farm Cottages, Fleet
Marston, Buckinghamshire, HP18 0PZ**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 1.5 miles (Marylebone 55 mins.), Thame 10 miles, Milton Keynes 18 miles (Distances approx.)

2 FLEET MARSTON COTTAGES, FLEET MARSTON, BUCKINGHAMSHIRE HP18 0PZ

A WONDERFUL COTTAGE OFFERED WITH NO CHAIN IN A SEMI RURAL LOCATION 5 MINUTES DRIVE TO AYLESBURY VALE PARKWAY STATION. LOTS OF CHARACTER, PLENTY OF PARKING, BIG GARDEN, AND STUNNING EXTENSIVE VIEWS. WADDES DON SCHOOL CATCHMENT

Lobby, Sitting Room, Kitchen/Dining Room, 2 First Floor Bedrooms, Bathroom, Loft Room. Driveway for 2/3 Vehicles & Detached Garage. 75ft Garden with Unbroken Views Over Countryside.

Guide Price £340,000 Freehold

DESCRIPTION

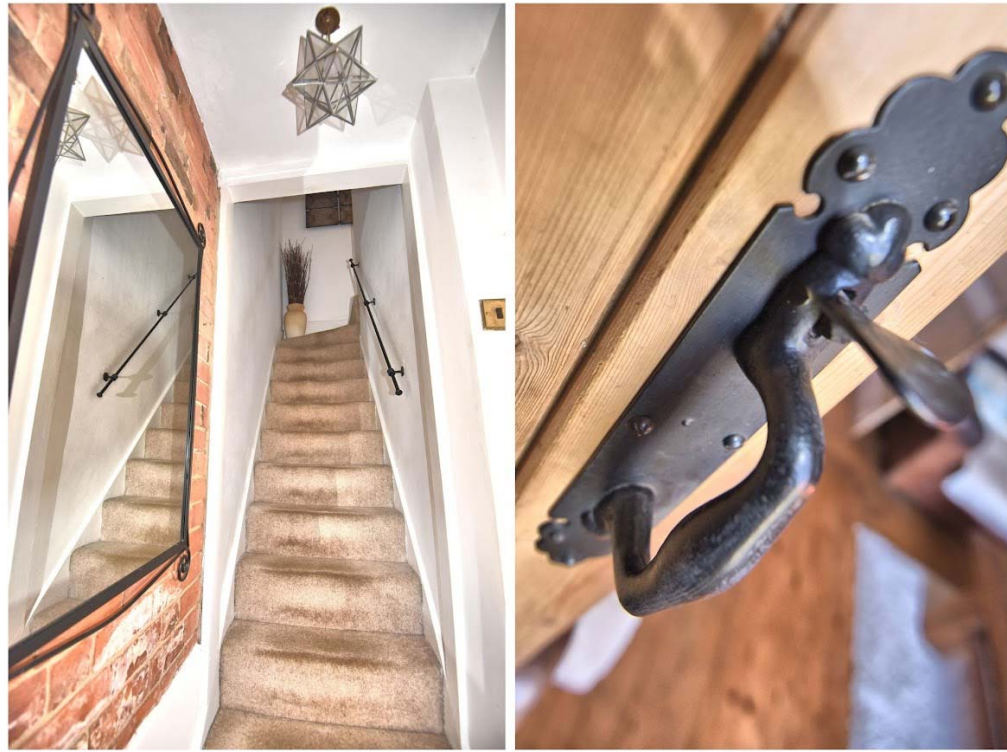
2 Fleet Marston Farm Cottages occupies a fairly rural location in between Aylesbury and Waddesdon, being 2 miles from Aylesbury and only a 5 minute car journey to Aylesbury Vale Parkway and a train to London Marylebone. One of a small terrace of just three properties its situation does provide it with absolutely fantastic views, the rear aspect enjoying a clear outlook across the neighbouring farmland and fields all the way to Pitchcott ridge, Oving and Whitchurch.

Dating from the very late 1800's the interior of the property retains some charming features and enjoys some more modern ones, including exposed beams and brick walls, latched and braced doors, cast iron radiators, fireplaces, and leaded light double glazed windows. It has a good feeling of space and is presented extremely well, the present owners having updated where necessary inside and out.

The front door opens into the lobby and the staircase, with the sitting room to the right. The delightful sitting room has floorboards and a handsome raised fireplace with a quarry tiled hearth and log store to the side. In the understairs void you can fit a desk, and the room boasts double doors that access the south facing front patio.

In the adjacent room are a kitchen and dining area, the former with handmade natural and painted wood units and solid timber worktops incorporating a double butlers sink. Standing in the old fireplace in the dining area is a wonderful cast iron woodburning stove or range that has a hotplate and both the six burner gas hob and electric oven are here too alongside space and plumbing for a washing machine and a dishwasher. The floor consists of terracotta tiles, there is a stable door to outside, and the double aspect catches glimpses of the superb backdrop.

On the first floor (which benefits from elegant tall ceilings) are two bedrooms and a large bathroom, the principal bedroom benefitting from a genuine 'walk in' wardrobe. Bedroom two although still usable as such does host the second floor stairs making it more practically a study or office, and the extremely generous bathroom comprises a smart white suite, the wc having a high level cistern, and the deep bath equipped with a telephone style mixer tap and hand held shower as well as an overhead rainfall shower facility. The original Victorian fireplaces and grates can still be seen in the principal bedroom and the bathroom. Up in the loft room are floorboards, inset ceiling lights and a Velux window.



OUTSIDE

Just past the far cottage is number 2's personal driveway and detached garage. The garage is of brick beneath a pitched clay tile roof and preceding that the driveway can accommodate 2 or 3 vehicles.

Via twin gates you enter the front garden where granite cobble sets form a path to the door and porch. It is a well established garden and dotted amongst the gravel are mature trees, shrubs and bushes, and a pretty ornamental pond encased by stone. Accessed by the previously mentioned double doors in the sitting room is a seating area that faces due south.

The back garden is beautiful and almost in two sections either side of what would've been the outdoor toilet and wash room. The actual room is now a utility room with a window, mains power and lighting. The roof canopy from

the utility room extends the width of the garden providing a covered haven for the brick built barbeque.

Initially then you are greeted by the flagstone terrace adorned with a brick circular well topped by a wooden cover that has a glass porthole to see the water below that can be illuminated via a spotlight.

Following the covered haven is a manicured lawn edged with flower beds and at the end a gravelled and decked seating spot can be found next to a magnificent fir tree. This section of the garden again has mains lighting and of course takes in the glorious pastoral scenery.

AGENTS NOTE: Number 2 benefits from a right of way around the rear of number 1 that leads to number 2's garage and parking.

COUNCIL TAX BAND - Band D £2,087.87 per annum 2023/24

VIEWING - Strictly via the vendors agent *W Humphries Ltd*

SERVICES

Mains gas, water and electricity. Modern shared private drainage system



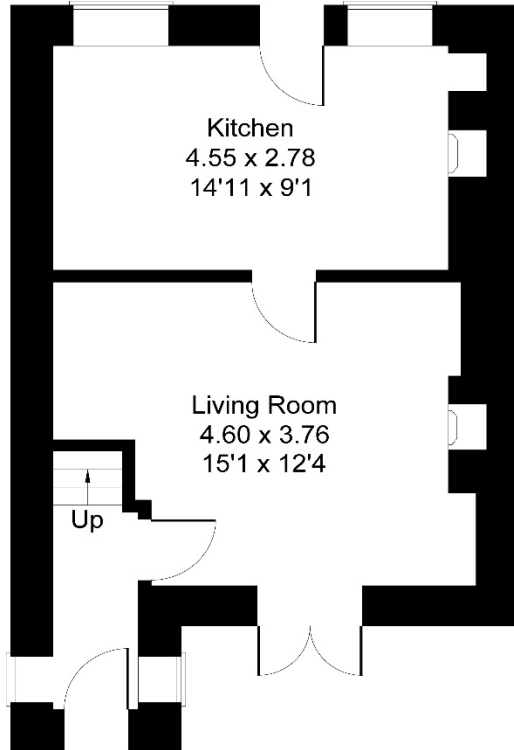




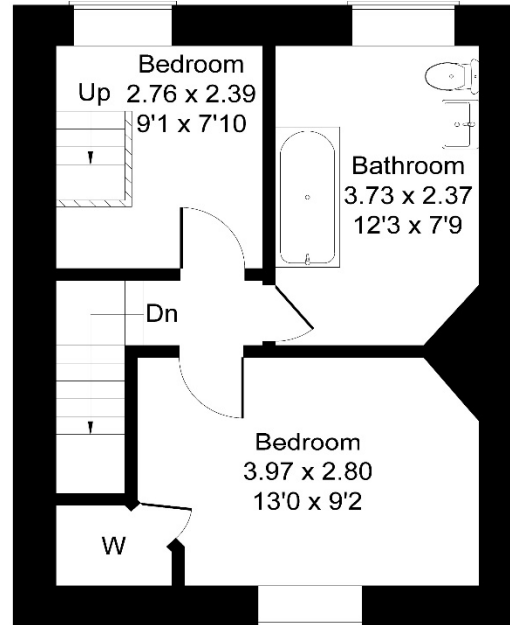
2 Fleet Marston Farm Cottages

Approximate Gross Internal Area = 80.13 sq m / 862.51 sq ft

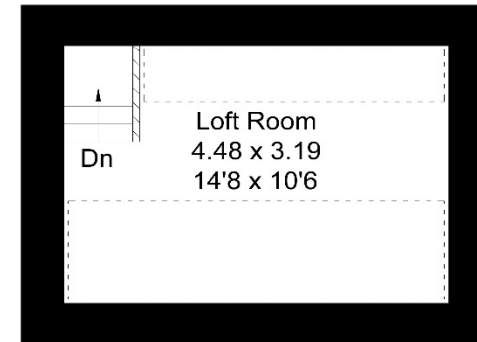
Illustration for identification purposes only,
measurement are approximate, not to scale,
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Ground Floor



First Floor



Loft

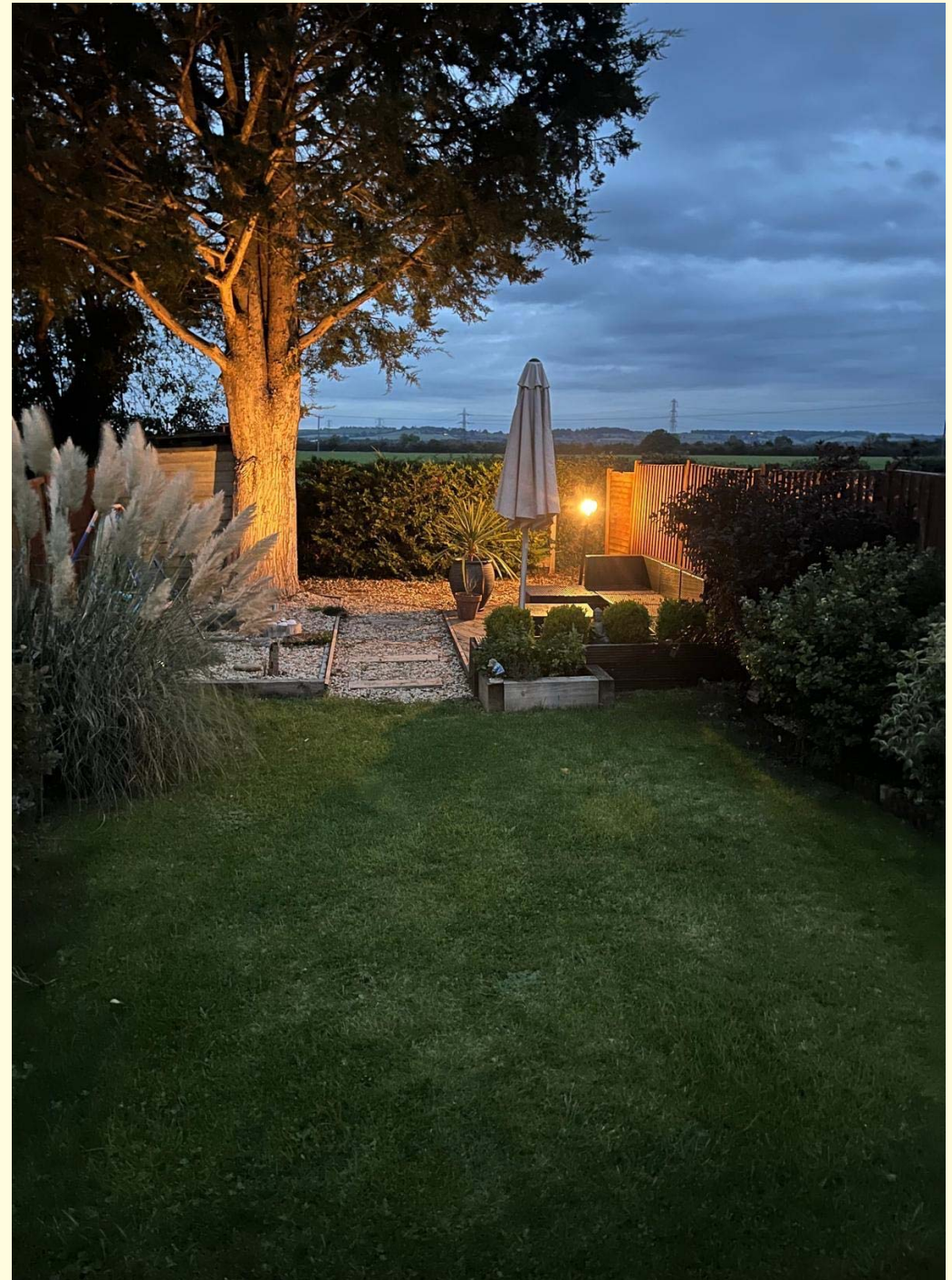
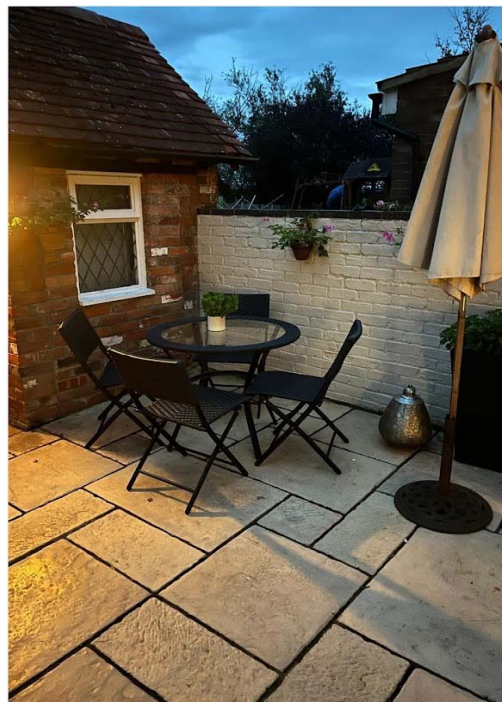
LOCATION

Marston comes from the words 'Mersc and Tun' meaning Marsh Farm. The epithet Fleet refers to a 'Fleet' of Brackish water. Fleet Marston is a small hamlet of houses either side of the A41 near Aylesbury with an early fourteenth century church. Although slightly larger now 'Magna Britannia' from 1806 states only 22 inhabitants living in four houses. Waddesdon (2 ½ miles) has a shop for day to day needs or alternatively Aylesbury is also 2 miles, with a train service to Marylebone in 55 minutes. Aylesbury Parkway provides a link to Marylebone less than a mile away.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford. Primary and secondary schools at Waddesdon. Public schools at Stowe, Berkhamsted and Oxford. Grammar schools in Aylesbury.

DIRECTIONS - From Aylesbury take the A41 towards Bicester. As you go under the railway bridge you are entering Fleet Marston. After Hunters Farm, turn right, to a row of three cottages.





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