



Owls Oak Stables, North
Marston, Buckinghamshire

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 7 miles (Marylebone 55 mins.), Leighton Buzzard 10 miles (Distances approx.)

MARSTON FIELDS, NORTH MARSTON, BUCKINGHAMSHIRE MK18 3PF

DOWN A COUNTRY LANE, A SUPERB YARD AND 11 ACRES WITH EXCELLENT EQUESTRIAN FACILITIES, BUILDINGS AND STORAGE CONTAINERS. STABLING, DAY ROOM, TACK ROOM, ALL WEATHER FLOODLIT ARENA AND PADDOCKS. MOBILE HOME (subject to restrictions), ORCHARD. POULTRY/DUCK PENS AND PONDS.

GUIDE PRICE £450,000 Freehold

DESCRIPTION

Owls Oak Stables sits down a single track road amongst stunning countryside with exceptional 360 degree views. Mains electricity and water are connected and a klargester is in situ servicing the mobile home.

At the entrance is a Ring security system and cctv, two tall timber gates open onto a substantial area of hardstanding and gravelled parking and to the left is an orchard and vegetable plot with growing beds. Opposite are enclosed pens that that have chicken and duck houses and a pond.

The yard has block paving, concrete and gravel aprons with blocks of both brick and timber stables. As indicated on the site plan the brick stables are foaling box dimensions, there is a hay barn and also a day room equipped with a toilet and kitchenette. There are four boxes in the timber block and also a covered implement/machinery store.

At the bottom is a feed room, two sheds and two 20ft steel containers, one of which is utilised as a secure tack room.

The yard has drainage and mains water and power is provided to the containers as well as the stables.

Adjacent is more concrete/hardstanding and the muck heap and then a sand turnout paddock furnished with a field shelter that comprises of two loose boxes.

A gated gravel track leads up to the 40m x 20m manege which has mirrors and floodlights, a sand and rubber surface and post and rail fencing. The outlook from the arena is beautiful with open views, mains water is provided as is a shed and decked terrace.

The land is arranged into paddocks that all have mains fed automatic troughs and in the top field is a natural pond.

A footpath crosses the land that is fenced off from the paddocks.

A mobile home is on the site, it is in excellent condition and comprises of an open plan kitchen/sitting area, two bedrooms and a shower room. There are conditions for it being permitted, it isn't currently for residential use and the full details can be found on the AVDC planning portal under reference 18/02342/APP.

SERVICES:

- Mains water to the yard, mobile home, manege and paddocks.
- Mains electricity to the yard, mobile home, manege, majority of buildings and storage containers.
- Wifi to the mobile home and Ring cctv security system.
- Klargester servicing the mobile home.



WALKING AND RIDING:

Direct access from the land to lovely rural footpaths and a bridleway from Marstonfields Lane with further wonderful hacking just outside of the village at Hogshaw.

LOCATION

The village of North Marston has a Primary School, a Public House with restaurant, community shop specialising in local produce, Village Hall and a childrens play area and sports field with running track and nature trail. There is a fine Norman Parish Church where in 1947 – 48 some bones were found in a recess on the east wall. The bones were supposedly connected to the relics of John Schorne, a famed wonder worker who became the Rector of the village in 1290. Schorne, an unofficial Saint performed two great miracles, firstly conjuring and trapping the Devil in a Boot and secondly he is said to have struck the ground with his staff whereupon a spring with amazing healing powers gushed forth. The village flourished and prospered due to the well and after Schornes death and subsequent burial in the Church pilgrims came in droves to visit the shrine.

In 1700 the High Street is said to have caught fire and destroyed many buildings, nevertheless there still remains a number of old cottages and small houses, mostly of half timber with brick fillings and thatched or tiled roofs. A few retain their wattle and daub fillings.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar's Square Centre in Aylesbury and Milton Keynes.

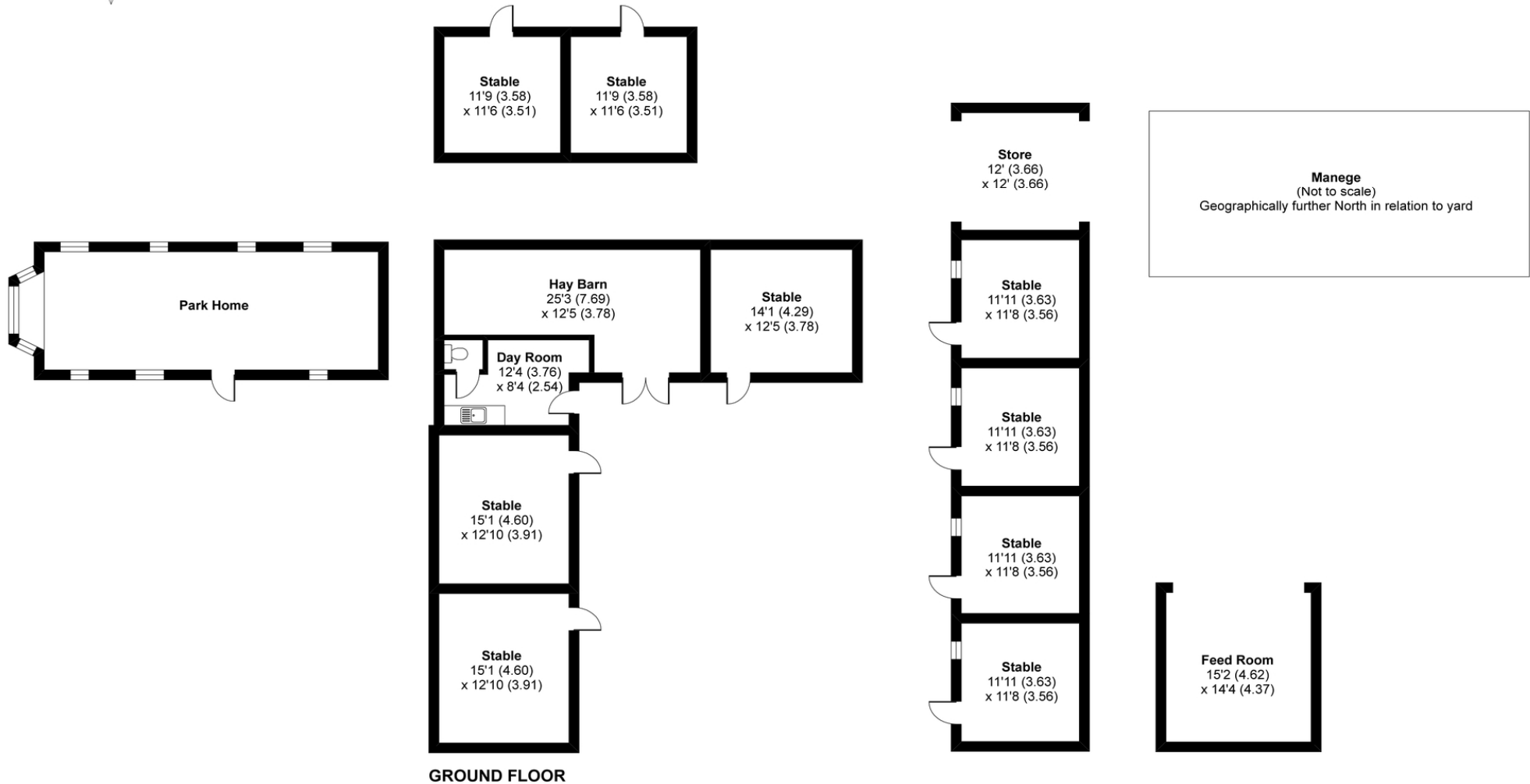
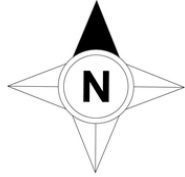
Some 7 miles to the south is Aylesbury and 10 miles away is Leighton Buzzard with good train services to Marylebone and Euston respectively. Both the M40 and M1 are within half an hours drive. The Aylesbury line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.



Owls Oak Stables, Marstonfields, North Marston, MK18

Approximate Area = 2231 sq ft / 207.2 sq m (excludes park home)

For identification only - Not to scale





Promapv2
LANDMARK INFORMATION

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Printed Scale - 1:1750. Paper Size - A4

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