

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**Old School Cottage, Station Road,  
Marsh Gibbon, Buckinghamshire. OX27 0HQ**

*Period building conversion in the heart  
of this highly desirable village and overlooking  
the local farm manor house and the church.  
Includes a Work-From-Home  
high specification  
Garden Office.*

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**249922**

**Ols School Cottage, Church Street, Marsh Gibbon. OX27 0HQ**



**Originally part of the village old school buildings, a three-bedroom semi-detached with a recently built high specification garden office (approx. 12Ft x 8FT behind the garage)**

**FREEHOLD**

**£ 475,000**

- ❖ Highly Desirable Village Location Opposite a Manor & Church
- ❖ Wide Garage and Driveway Parking for Two Cars side-by-side + Charging Point
- ❖ High Specification Recently Constructed Garden Office approx. 12Ft x 8Ft.
- ❖ Entrance Hall, Inner Hall, Cloakroom
- ❖ 17Ft Living Room with Open Fire
- ❖ Kitchen / Dining Area / Family Area all Open Plan
- ❖ Utility Room
- ❖ Spacious Bright Landing
- ❖ Three Good Sized Bedrooms
- ❖ Bathroom
- ❖ Enclosed West Facing Garden

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

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## Ground Floor:

### **PITCHED OPEN PORCH:**

Part glazed security front door to:-

### **ENTRANCE HALL:**

Plain plaster ceiling under-stairs cupboard, radiator, exposed floorboards.

### **LIVING ROOM: 17'0 x 11'7.**

Front aspect PVC window, plain plaster ceiling, radiator, exposed floorboards, open fire place (*swept late 2025*).

### **Kitchen – Dining – Family Room Open plan to each other.**

### **DINING AREA: 11'8 x 7'8.**

Front aspect PVC window, plain plaster ceiling, radiator, exposed floorboards, open plan to both the family area & kitchen.

### **FAMILY AREA: 10'11 x 9'7.**

Front aspect PVC window, plain plaster ceiling, radiator, exposed floorboards, fitted with sideboard units all the way down the right side. Open plan to the dining area.

### **KITCHEN: 11'2 x 8'5.**

Rear aspect PVC window, plain plaster ceiling, radiator, exposed floorboards. Range of base and wall units with roll-edge worktops and tiled surrounds, 500mm base unit, space for dishwasher, 800mm under-sink base unit, 1½ bowl enameled sink, 600mm cutlery and pan drawers, 900mm x 900mm with hinged 300mm x 300mm door, space for electric cooker, extractor hood, 400mm base unit, space for fridge freezer.

### **HALLWAY:**

Half glazed door to side path, plain plaster ceiling, radiator, vinyl floor tiles.

### **CLOAKROOM: 4'3 x 3'4.**

Rear aspect PVC window, dual flush close coupled WC, wash hand basin, vinyl floor tiles.

### **UTILITY ROOM: 7'4 x 4'3.**

Rear aspect PVC window, floor standing 'Worcester' oil fired boiler, vinyl floor tiles. Range of base units to match the kitchen, roll-edge laminate worktop, space for washing machine, stainless steel sink.

## First Floor:

### **LANDING:**

Two rear aspect PVC window, plain plaster ceiling, loft hatch (*part boarded*), airing cupboard, radiator. This space is particularly bright & airy.

### **BATHROOM: 7'10 x 5'7.**

Front aspect PVC dormer window, plain plaster ceiling, down lighting, ceramic tiled floor, radiator, fully tiled walls, bath with 'Aqualisa' thermostatic shower over, concertina screen, dual flush close coupled WC, wash hand basin with cupboard under.

### **BEDROOM ONE: 17'0 x 11'7.**

Front aspect PVC dormer window, plain plaster ceiling, radiator.

### **BEDROOM TWO: 14'9 plus wardrobe depth x 11'1.**

Front aspect PVC dormer window and side aspect PVC window, radiator, wall-to-wall wardrobe.

### **BEDROOM THREE: 9'9 x 8'4.**

Front aspect PVC dormer window, plain plaster ceiling, exposed beams, radiator.

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## Outside:

### **GARAGE: 16'0 x 10'2.**

Up-and-over door, side door to the side path, window, eaves storage under a pitched roof. Driveway parking on re-laid Granite driveway for two cars side-by-side.

### **Charging Point.**

### **BESPOKE BUILT GARDEN OFFICE: 11'10 x 8'4. Built in 2025.**

PVC French doors to the side path, side aspect PVC window, approx. 6Ft long sky lantern with roller shutter blind, plain plaster ceiling, down lighting, luxury vinyl flooring, light, power, heating, and deep wall insulation.

### **WEST FACING GARDEN:**

Looking out towards the Mid-16<sup>th</sup> century local manor house and the church opposite. Enclosed by close-board fencing, patio & pergola over, outside light, oil tank (with easy access for deliveries).

### **Key Facts for Buyers:**

**EPC:** Rating of D (59).

**Council Tax:** Band E

Approx. £2,935 per annum.  
(Aylesbury Vale Council)



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Front



Porch & Hall



Inner Hall & Cloakroom



Kitchen



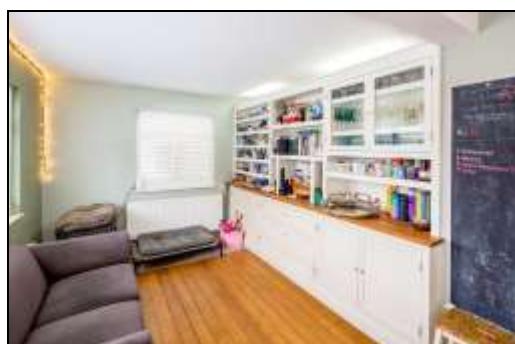
Dining Area open plan to Family Area (& Kitchen)



Kitchen open plan to Dining Area



Family Area (open plan to dining area)



Family Area (open plan to dining area)

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Living Room with open fire



Living Room with open fire



Utility Room, Hall



Landing



Bedroom One



Bedroom One



Bedroom One



Bathroom



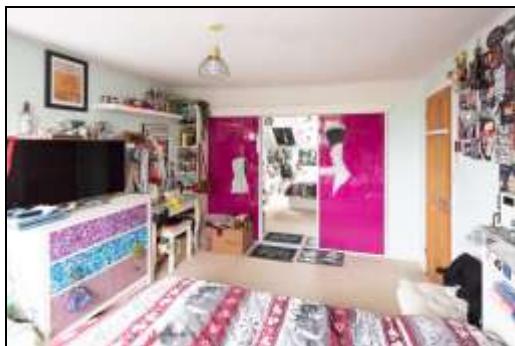
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Bedroom Two



Bedroom Two



Bedroom Three



West Facing Garden



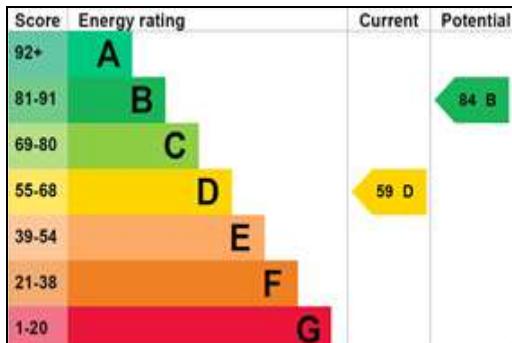
West Facing Garden



Garage & Driveway



Patio



EPC

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