



**12 Schorne Lane, North Marston,
Buckinghamshire, MK18 3PJ**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 7 miles (Marylebone 55 mins), Leighton Buzzard 10 miles (Euston 40 mins) (Distances approx)
12 SCHORNE LANE, NORTH MARSTON, BUCKINGHAMSHIRE, MK18 3PJ

AN INCREASINGLY RARE OPPORTUNITY TO PURCHASE A 1930'S BLANK CANVAS. GREAT POTENTIAL TO IMPROVE AND EXTEND THE HOUSE AND LARGE PLOT WITH AN 80FT REAR GARDEN. DRIVEWAY AND OPTION TO CREATE MORE PARKING.

Porch and Hall, Kitchen/Dining Room, Utility & Boot Room with WC, Sitting Room, Family Room/Study, Conservatory. 3 Bedrooms, Bathroom, Large Loft Space. Gravelled Parking & Front Lawn. Big Enclosed Back Garden

GUIDE PRICE £400,000 Freehold

DESCRIPTION

Built in the 1930's this property has been residence to the same family since the late 1950's, a family with a long and rich history within the village.

Typical of this style of house you get solid walls and a good plot not on top of one another with spacious front and rear gardens. The elevations are painted brick beneath a slate roof and many of the surrounding properties have been extended and altered over the years, number 12 offering the same option both upwards into the loft and outwards to the side and rear (subject to the necessary consents).

Internally the accommodation has been well cared for but now would benefit from updating, the rooms are generous dimensions and some modernisation will be required with electrics, décor, kitchen, bathroom etc..

Houses like this are rare now, a blank canvas on which to create a fantastic family home.

At the entrance is a double glazed pvcu door into the porch and hall, the staircase directly ahead. Left is to the kitchen and dining room, the floor here being mainly terracotta tiles. In the kitchen are a range of wooden fronted units

and laminate work surfaces incorporating a stainless steel sink. Spaces are available for a fridge and cooker. The dining area is at the far end and halfway between both sits a wonderful oil 'Rayburn' that has a hotplate and insulation cover and a roasting/baking oven. The whole room benefits from downlighting and further storage can be found in the understairs void. Beyond is a really useful utility room and boot room with a toilet, more cupboard units, another worktop, and in what was the old larder are the boiler, space for a tall fridge/freezer, and plumbing for a washing machine.

The sitting room retains a working stone fireplace and there is an archway into a family room, possible study, that precedes the conservatory looking over the garden.

Upstairs are three bedrooms and a bathroom. On the landing is loft access and the loft is an excellent size with scope for conversion. Two of the bedrooms are doubles with built in wardrobes and the original Victorian type fireplaces and grates, the third a very decent single, and the bathroom has a corner bath and a separate independent shower cubicle.

OUTSIDE

The frontage is a gravel drive for 2 vehicles and a patch of grass that if required could be turned into more parking.

A wide walkway down the side leads to an 80ft plus back garden traditionally laid out with a patio then lawn and there are flower beds and a few trees. An almost new timber shed stands near the house and a second shed and a summerhouse are at the bottom of the garden. The whole area is enclosed by either brick wall or wooden panel fencing.

COUNCIL TAX – Band C £2,041.79 – 2024/25

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 Quanton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, 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.

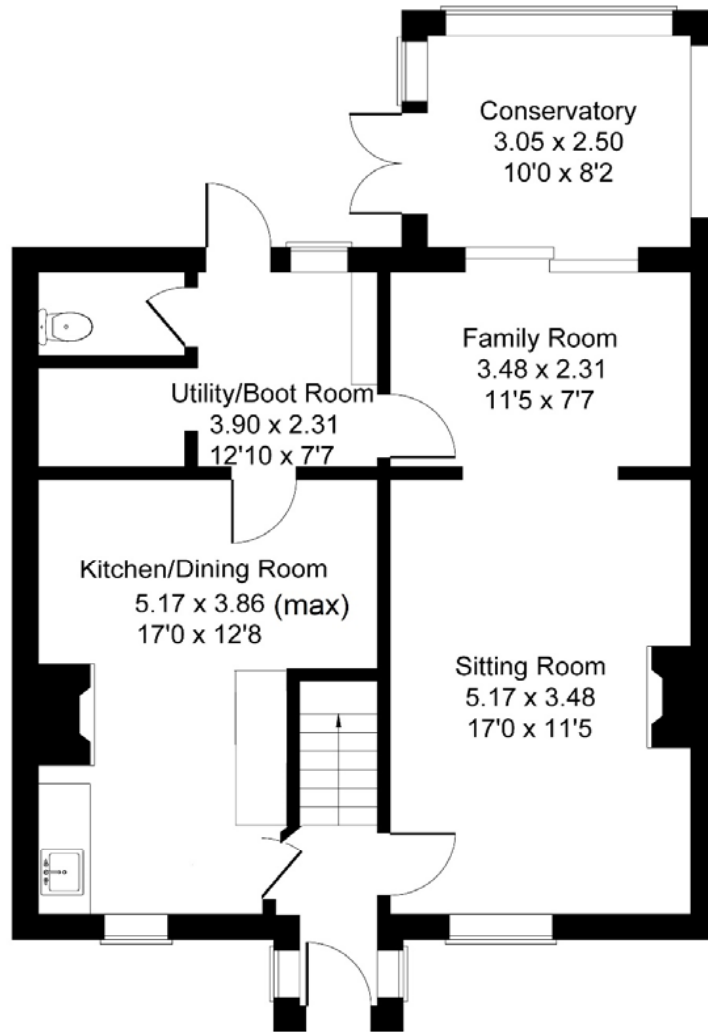




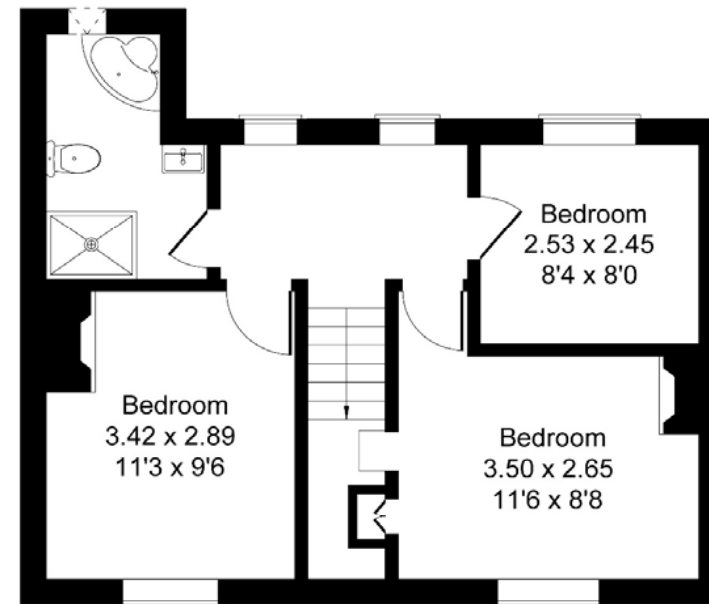
12 Schorne Lane

Approximate Gross Internal Area = 107.99 sq m / 1162.39 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.



Ground Floor



First Floor



EDUCATION

Preparatory Schools at Ashfold, Swanbourne and Akeley.

Village Primary Schools in North Marston and Winslow.

Secondary Schools in Buckingham and Winslow.

Public Schools at Stowe and Berkhamsted.

Grammar Schools at Buckingham and Aylesbury.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

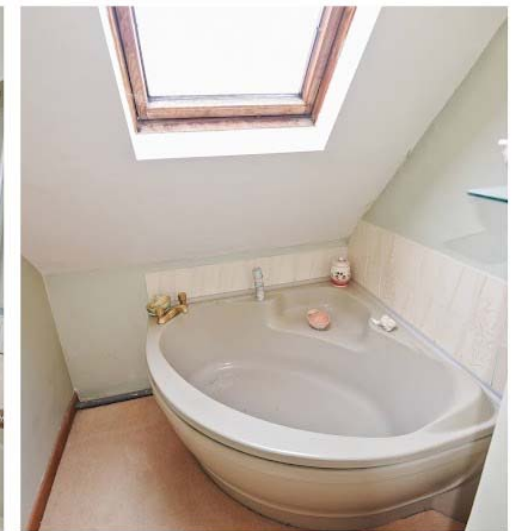
VIEWING

Strictly via the vendors agent

DIRECTIONS

From Aylesbury take the A413 towards Winslow and Buckingham. At the end of the village of Whitchurch bear left at the mini roundabout towards Oving then at the top of the hill turn right and continue on this road to North Marston into the High Street. Turn right prior to 'the Pilgrim' public house into Church Street and then right again Schorne Lane.





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