



3 Dudley Close, North Marston,
Buckinghamshire, MK18 3RA

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 7 miles (Marylebone 55 mins), Leighton Buzzard 10 miles (Euston 40 mins) (Distances approx)
3 DUDLEY CLOSE, NORTH MARSTON, BUCKINGHAMSHIRE, MK18 3RA

A DETACHED FAMILY HOUSE IN A VERY POPULAR VILLAGE. EXTREMELY WELL PRESENTED ACCOMMODATION WITH RECENTLY LAPSED CONSENT TO EXTEND FURTHER

Hall, Cloakroom, Sitting Room, Kitchen/Dining Room, Four Bedrooms (1 Ensuite), Bathroom. Driveway & Parking for 3 Vehicles. Tandem Length Garage with Workshop & Utility Area. Enclosed Garden.

GUIDE PRICE £499,950 Freehold

DESCRIPTION

Dudley Close is a small cul de sac of family houses located opposite the village playing field and number 3 is by the entrance to the cul de sac with rear views over the playing field.

The accommodation has undergone some remodelling downstairs, a wall having been removed so the house now has a great open plan kitchen and dining area. The owners obtained planning permission in 2017 for a two storey extension but decided against implementing the consent, and reference information can be found further down in the brochure.

The elevations are rendered with attractive brick detailing under a tiled roof. At the entrance is a hall where the dog leg staircase is situated, and off the hall is a cloakroom. The flooring in the cloakroom is tiled and in the hall is a durable wooden board effect which continues into the kitchen and dining room. The kitchen itself has soft close slate grey units incorporating corner carousels, spice drawers, and a wine chiller. Integrated are a dishwasher, microwave, one and half ovens, and a four ring gas burner hob. Plumbing is provided for a fridge. The room has downlighting and double doors from the dining room open to the garden. The sitting room has coving to the ceiling and a fireplace housing a wood burning stove on a stone hearth.

Upstairs are four bedrooms and the family bathroom, the principle bedroom having a wall of fitted wardrobes and shelves and a contemporary ensuite shower room. Bedroom two, another good double size, also benefits from fitted wardrobes, this time with mirrored doors. Bedrooms three and four are singles, the smaller utilised as a study/office with a range of wall cupboards and a built in desk. The bathroom has a white suite comprising a wc, wash basin and vanity unit under a counter, and a panelled bath. Navy metro style tiling is to the walls.

OUTSIDE

At the front is a gravelled area and a hardstanding driveway, the driveway affording space for two vehicles, three with the gravel bay. The garage has an electrically operated roller door and a concrete floor. It is tandem length, the first half a garage and then a workshop and utility room. Both sections have power and lighting and above each is a loft.

COUNCIL TAX – Band E – 2024/25, £2,807.47

NB: The planning reference at AVDC for the aforementioned extension is 17/04429/APP. The consent consisted of enlarging the kitchen and dining areas and two of the bedrooms, one to be the new main bedroom with a new ensuite.



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.





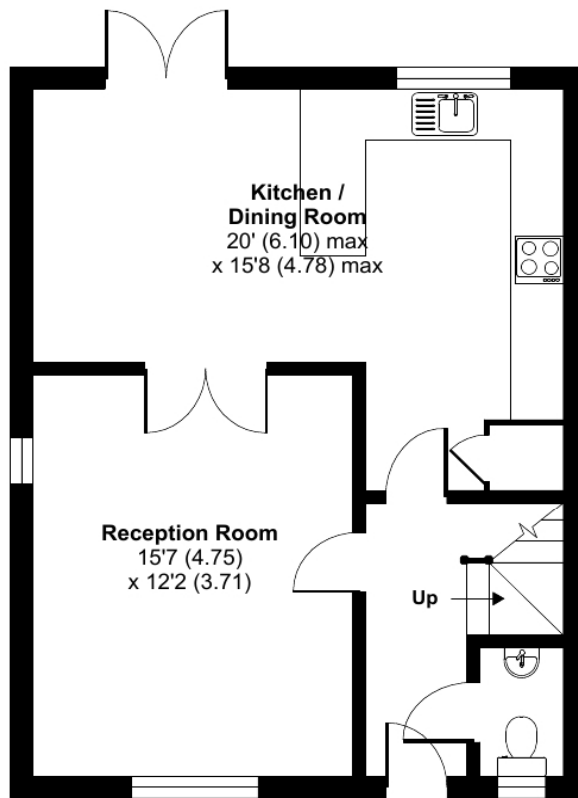
Dudley Close, North Marston, North Marston, MK18

Approximate Area = 1082 sq ft / 100.5 sq m

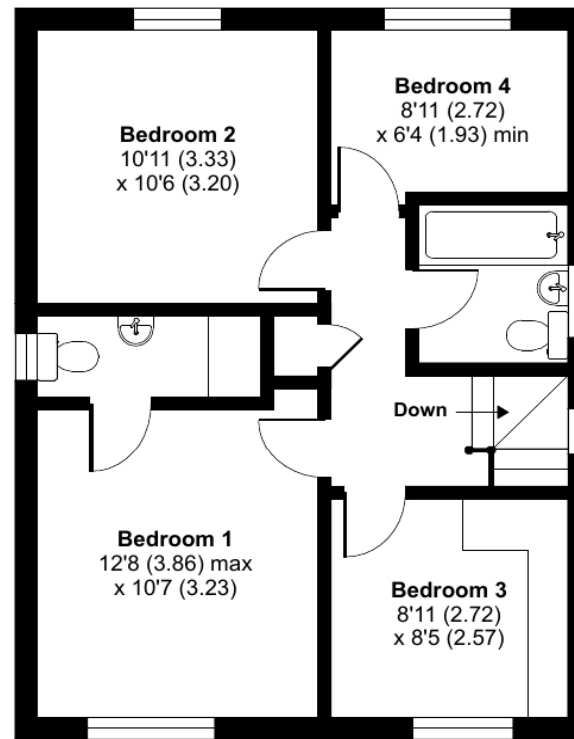
Garage = 336 sq ft / 31.2 sq m

Total = 1418 sq ft / 131.7 sq m

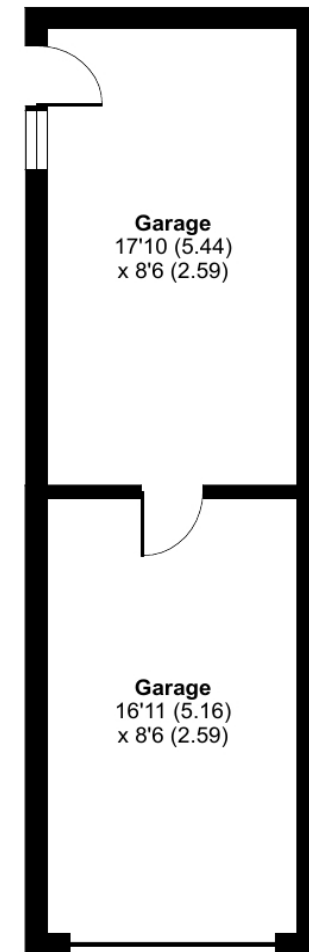
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





EDUCATION

Preparatory Schools at Ashfold, Swanbourne and Akeley.

Village Primary School in North Marston.

Upper Secondary School in Buckingham.

Public Schools at Stowe and Berkhamsted.

Grammar Schools at Buckingham and Aylesbury.

SERVICES

Mains water, drainage and electricity. Gas 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. Near the end of the village turn left into Quainton Road. Dudley Close is on the left.





IMPORTANT NOTICE

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- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

