



Little Marsh Cottage, Little Marsh Lane, Marsh
Gibbon, Buckinghamshire OX27 0AP

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Bicester 4 miles, Aylesbury 14 miles, (Both with stations serving Marylebone in under an hour) Oxford 19 miles, Buckingham 10 miles (Distance approx.)

LITTLE MARSH COTTAGE, LITTLE MARSH LANE MARSH GIBBON, OXON, OX27 0AP

**A CHARMING LISTED PERIOD COTTAGE IN A BEAUTIFUL PRIVATE AND PEACEFUL LOCATION
WITH MATURE 1/3 OF AN ACRE GARDENS. PLANNING CONSENT FOR A SYMPATHETIC TWO
STOREY EXTENSION**

**Kitchen/Breakfast Room, Dining room, Sitting Room, Two Double Bedrooms, Bedroom Three/Dressing Room,
Bathroom, Detached Garage with first floor Den/Office, Large Front and Rear Gardens with views over
Farmland. Planning Permission for a Cloakroom, new Kitchen/Breakfast Room and En-suite Bedroom**

GUIDE PRICE £500,000 Freehold

LOCATION

Marsh Gibbon derived from the old English word Mersc (place at) the marsh and Gibbon from Gibwen a prominent 13th century family, is a picturesque village on the Oxon/Bucks border. Many of the cottages date from the mid 1800's when Sir Henry Acland, Bart, Master of Ewelme greatly improved the village. There is a 13th century church which can be traced back to Edward the Confessor and the beautiful Elizabethan and Jacobean stone manor house is one of the finest still standing in the county.

A tradition the villagers are extremely proud of is the Greyhound Club, in the 17th century, friendly societies were formed in areas as a form of mutual insurance against sickness and old age with people paying monthly subscriptions. In 1788 bellringers from the village formed one such group and named the club after The Greyhound Inn, the local pub which still trades today. The villagers still celebrate one of the groups old traditions, Oakapple Day, the 29th May and Charles II birthday. There are traditional activities re-enacted to the accompaniment of the Marsh Gibbon band.

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, Milton Keynes and Oxford.

Within the village is a general store, post office, village hall, tennis courts, playground, playgroup and two well regarded pub/restaurants.

For the commuters, Bicester and Aylesbury provide a fast, convenient service reaching London Marylebone in under an hour. The M40 (J9) is approx. 7 miles to the west. The Aylesbury line is being extended Aylesbury Vale Parkway station provides a frequent service to Marylebone from Fleet Marston.

AGENTS NOTE: Planning permission exists to extend the cottage joining the garage to the main building by way of a hall, cloakroom and new kitchen/breakfast room on the ground floor, above which would be a second landing and new master bedroom with an ensuite bathroom. The planning reference at Aylesbury Vale District Council is 13/00691/APP

EDUCATION - Preparatory schools at Ashfold, Oxford and Akeley. Village primary school at Marsh Gibbon. Secondary school at Buckingham. Public schools at Stowe and Oxford. Grammar schools at Aylesbury and Buckingham.

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

DIRECTIONS – From Bicester take the A41 towards Aylesbury and after 4 miles turn left immediately after the railway bridge to Marsh Gibbon. Continue through the village past The Plough public house and take the next left turn into Swan Lane. At the T junction turn right into Little Marsh Lane, Little Marsh Cottage is the second driveway on the right.

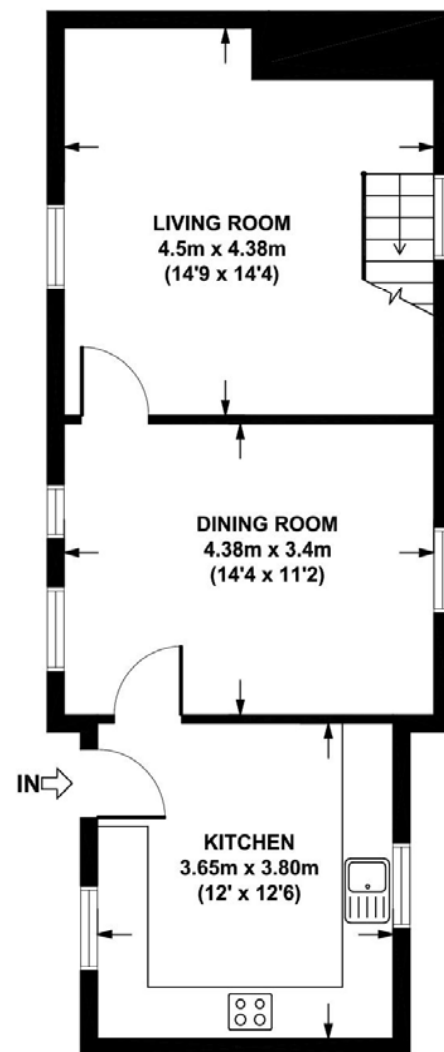


DESCRIPTION

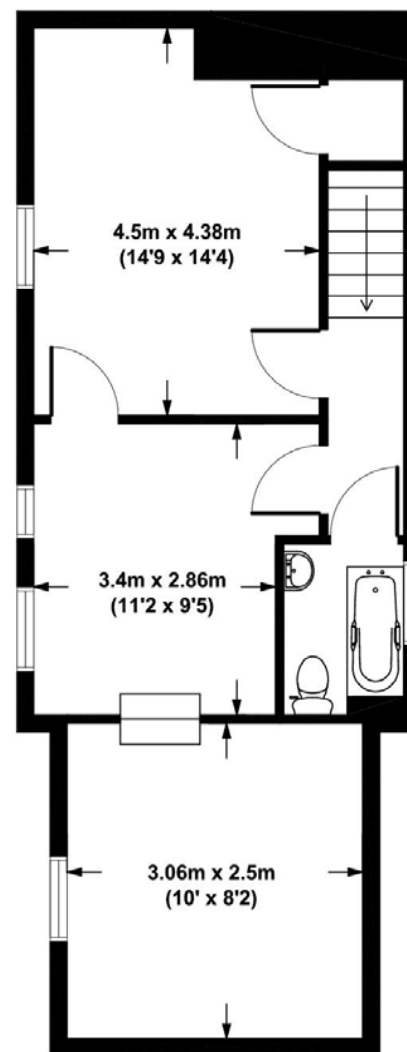
Little Marsh Cottage is a very pretty and characterful semi detached period property that enjoys a wonderful location tucked away off a lane on the edge of the village. The elevations are stone with timber framed windows under a mainly thatched roof, internally there are many charming features, much of the accommodation particularly the ground floor having exposed beams. The dual aspect kitchen/breakfast room is fitted with cream units and wooden worktops and has a tiled floor. Adjacent is the dining room leading through to the sitting room, both of which are also dual aspect with exposed stone walls, the main reception room with a brick fireplace in which is set a wood burning stove. Upstairs is a charming master bedroom with a vaulted ceiling. The second bedroom is a good size double again with a vaulted ceiling and bedroom three acts as the connecting room to the landing.

Outside: The cottage is found in a third of an acre of established gardens providing an enchanting setting. At the front is a long lawn sheltered by trees and hedging with a drive winding down to the garage. This is a substantial building measuring 17'9 x 13'1 which has a boarded floor with windows each end and a velux in the roof, it would make an excellent office or den. The rear garden is mostly lawned with stocked beds and borders and the mature hedges, as at the front, provide extremely private gardens. There are seating areas including a flagstone patio, block paving and a decked terrace looking over the pond and farmland beyond. A bridge walkway (needing rebuilding) leads to a currently overgrown vegetable garden and greenhouse.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 47 SQ M

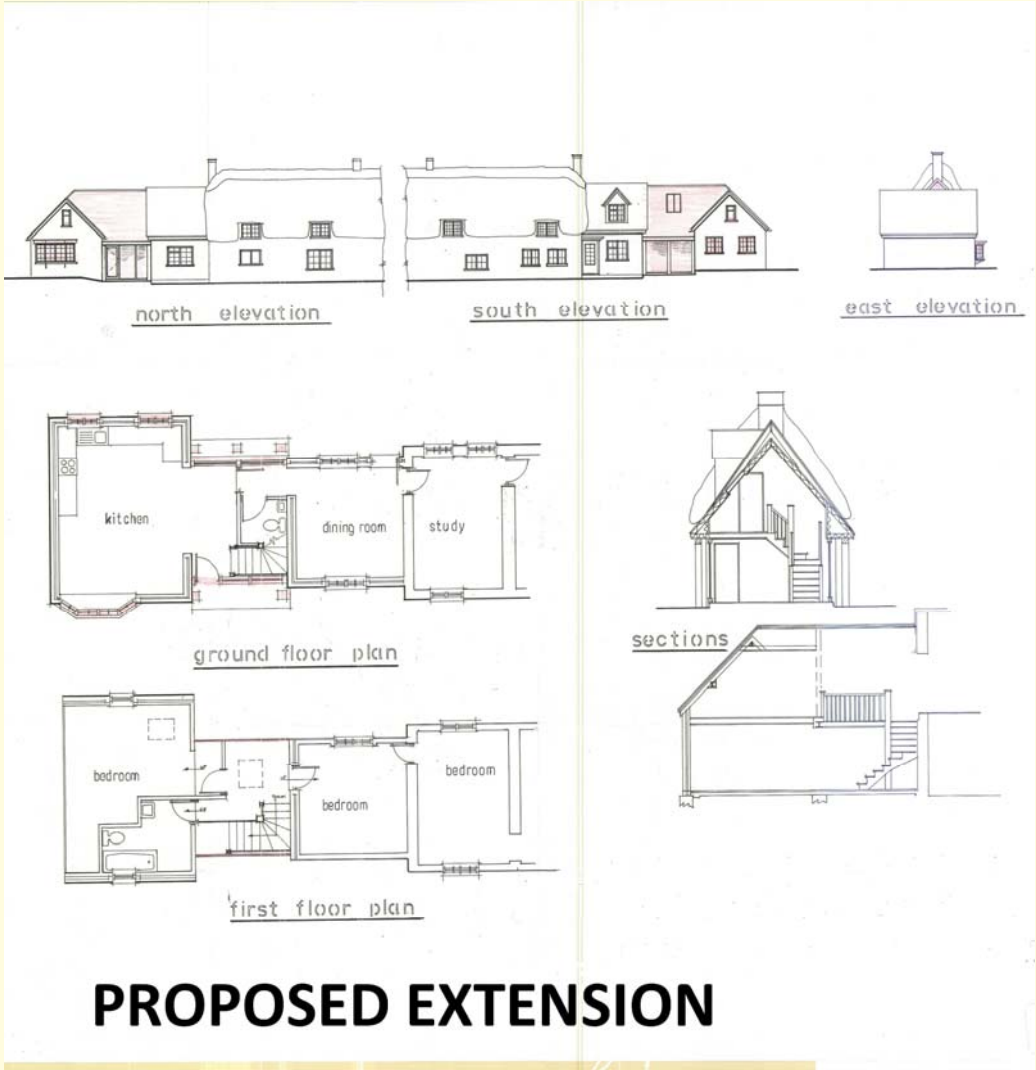


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 46 SQ M

LITTLE MARSH COTTAGE, LITTLE MARSH, MARSH GIBBON

APPROX. GROSS INTERNAL FLOOR AREA 93 SQ M / 1001 SQ FT

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



PROPOSED EXTENSION

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- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 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.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
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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.

