

THE DAIRY, BLACK BARN FARM, ASTON SANDFORD BUCKINGHAMSHIRE HP17 8NG



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A delightful, two bedroom cottage in a stunning rural location with gardens of approximately 0.5 acres. This is perhaps suitable for a new, detached dwelling, subject to planning.

“The dairy” is set in the sought after Buckinghamshire village of Aston Sandford which provides easy access to Oxford, Thame, the M40 and Thame & Haddenham Parkway Station which offers commuters 40 minute services into London Marylebone with free WiFi in air-conditioned comfort.

Currently the plot is home to a two double bedroom detached dwelling with a fully fitted kitchen, large sitting room/diner with an oak bar and a large wet room with shower and toilet. It has a large terrace overlooking the garden as well as a bull pen with power, drainage and water.

Please note that this can be purchased with the adjoining property “The Stable”.

‘COTTAGE WITH APPROX. 0.5 ACRES IN STUNNING RURAL LOCATION.’



IN BRIEF

- Potential for a new detached dwelling subject to planning
- Sought after village close to Oxford, Thame, and the M40
- Thame & Haddenham Parkway Station (40 minute services into London)
- Currently a 2 bedroom property with kitchen, wet room and large sitting room/diner



OVERVIEW

- Development plot subject to planning
- Large garden of approx. 0.5 acres
- Two double bedroom detached home
- Large wet room
- Fully equipped kitchen
- Large sitting room/diner overlooking the garden with bespoke oak bar

OFFERS IN EXCESS OF

£300,000

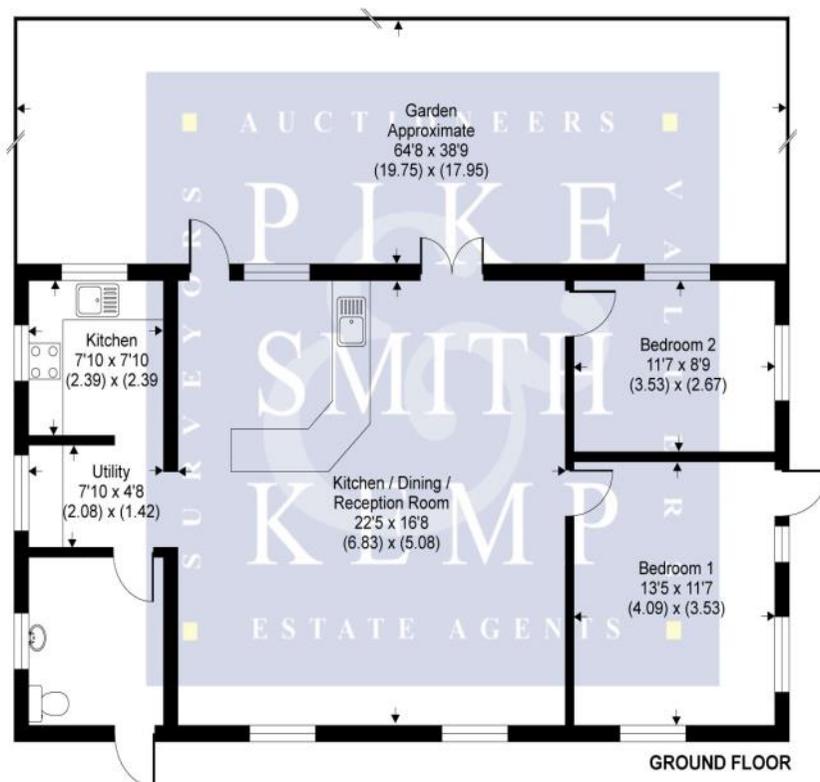
SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Local Authority: Aylesbury Vale District Council

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APPROX. GROSS INTERNAL FLOOR AREA 975 SQ FT 90.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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LOCATION

Aston Sandford is a rural hamlet that is situated approximately three miles from Thame and ten miles from Oxford. The village is surrounded by splendid countryside with an extensive network of footpaths and bridleways and offers easy access to the M40 and main line station at Haddenham & Thame Parkway.

A thriving, 'living' market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Mediaeval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets. Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Both primary and secondary schools are found in nearby Thame, Haddenham and Aylesbury.

PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Web: www.pskweb.co.uk

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