

STABLE COTTAGE, BLACK BARN FARM, ASTON SAND- FORD BUCKINGHAMSHIRE HP17 8NG



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A delightful, three bedroom, two bathroom detached cottage in a stunning rural location with gardens of approx. 0.5 acres. This has the potential to be developed, subject to planning.

“The stable” 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 three bedroom detached dwelling that is currently used as a “doggy daycare” facility with a double length sitting room/diner and a fully equipped kitchen. The master bedroom is vaulted with a large en-suite shower room. It has two further bedrooms and an additional bathroom. Part of the property is vaulted and it is presented in good condition throughout.

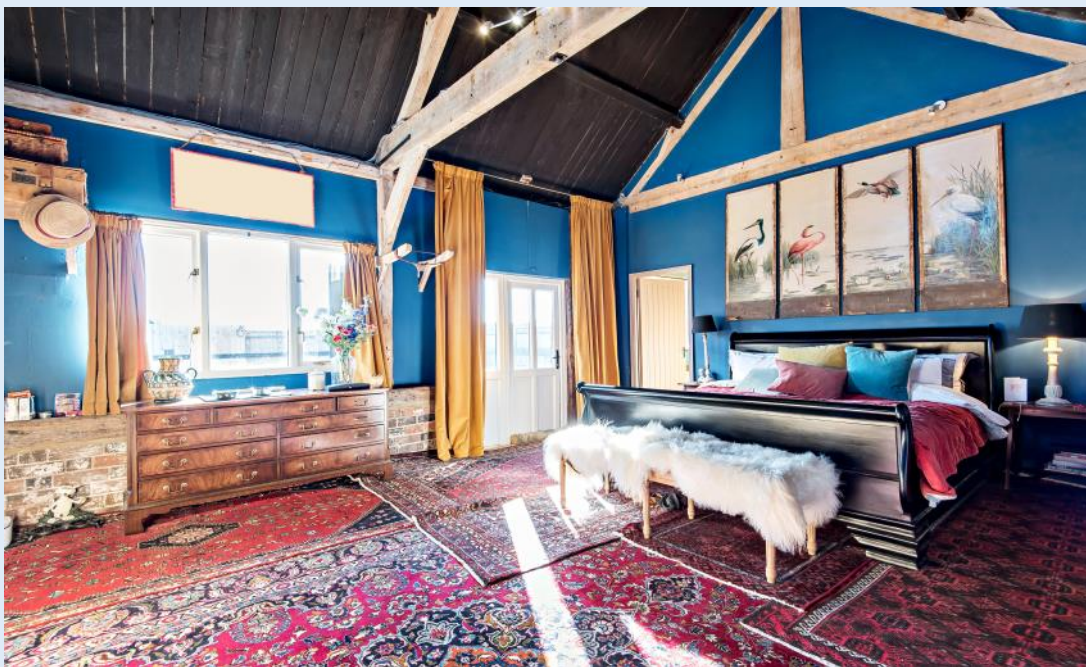
Please note that this can be purchased with the adjoining property The Dairy”.

‘POTENTIAL DEVELOPMENT OPPORTUNITY IN STUNNING RURAL LOCATION.’



IN BRIEF

- Potential development opportunity subject to planning
- Sought after village close to Oxford, Thame, the M40
- Thame & Haddenham Parkway Station (40 minute services into London)
- Currently a 3 bedroom property with kitchen, 2 bathrooms and large sitting room/diner



OVERVIEW

- Potential Development plot
- Stunning rural location
- Three bedroom detached home
- Two bathrooms with showers
- Fully equipped kitchen
- Large sitting room/diner overlooking the garden

OFFERS IN EXCESS OF

£325,000



SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, water

Local Authority: Aylesbury Vale District Council

Council Tax Band: D

EPC: F

LOCATION

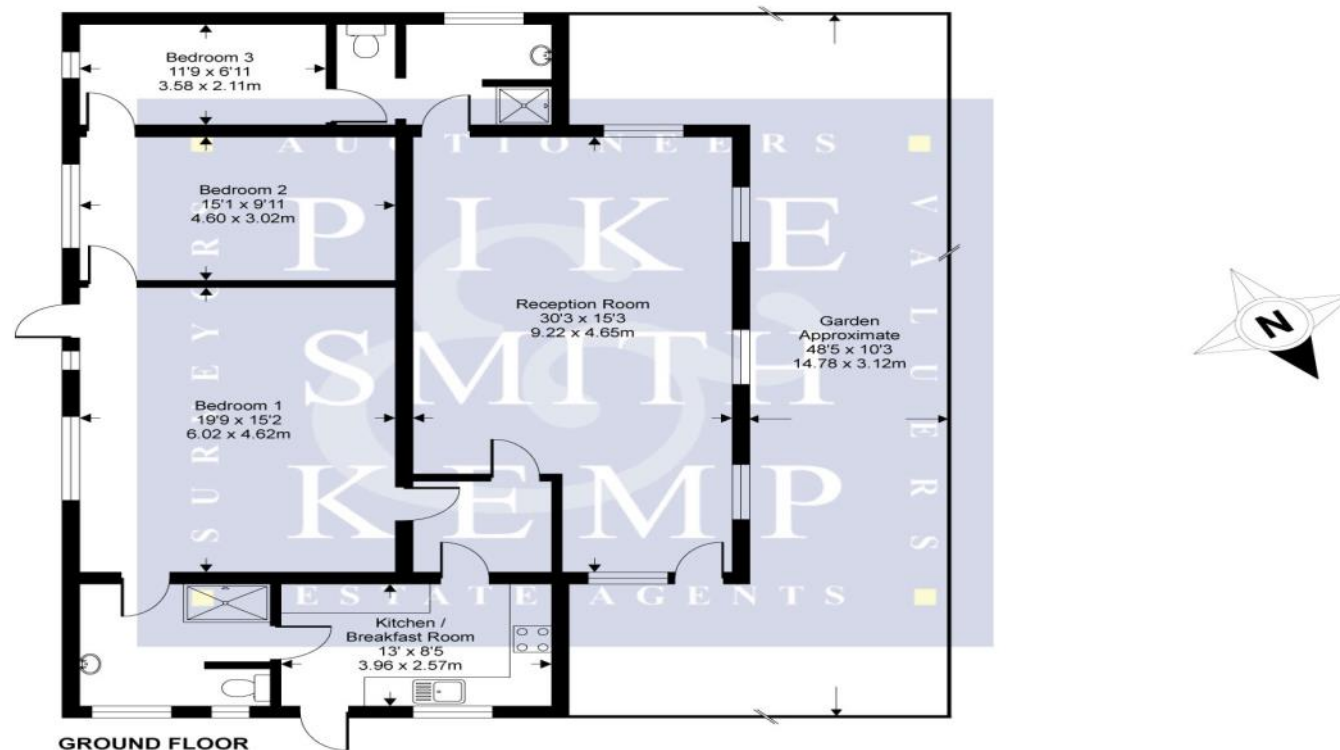
Aston Sandford is a rural hamlet that is situated approximately three miles from Thame and ten miles from Oxford. The village is surrounded by splendid countryside with an extensive network of footpaths and bridleways and offers easy access to the M40 and main line station at Haddenham & Thame Parkway.

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.

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APPROX. GROSS INTERNAL FLOOR AREA 1339 SQ FT 124.4 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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