



2a Burnham Road, Westcott,
Buckinghamshire, HP18 0PL

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 6 miles (Marylebone 55mins) Thame 9 miles Thame & Haddenham Parkway (Marylebone 35 mins) (distances approx.)

2a BURNHAM ROAD, WESTCOTT, BUCKINGHAMSHIRE, HP18 0PL

AN EXCELLENT DETACHED FAMILY HOUSE AT THE EDGE OF A SMALL VILLAGE WITH A GOOD SIZE, SECLUDED, AND MATURE PLOT BACKING ONTO FIELDS

Hall, Cloakroom, Kitchen/Dining Room, Large Sitting Room, Family Room, Study, Utility Room, 4 Double Bedrooms (1 Ensuite), Bathroom. Block Paved Driveway & Additional Parking. Large Garden.

For Sale Freehold

LOCATION

Westcott is a small village with a combination of modern and period property. It lies in the Parish of the larger village of Waddesdon and sits at the foot of Lodge Hill and the Rothschild mansion, Waddesdon Manor, with beautiful country walks in all directions. There is a cricket club, delicatessen and small shop. The former M.O.D site is now the venture park and home to a number of businesses.

Aylesbury is some 6 miles (Marylebone 55 mins.). There is also a station at Haddenham – Thame Parkway, with frequent trains to London. Thame is approximately 9 miles with the M40 just beyond. The Aylesbury line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Primary schools in nearby Quainton and Grendon Underwood.

Secondary school at Waddesdon.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar schools at Aylesbury.

DESCRIPTION

2a Burnham Road was constructed in the mid 1990's so contemporary in design, and it sits at the head of a cul de sac on the outskirts of Westcott. The house occupies a lovely mature plot that abuts countryside and is completely private.

At the entrance is the hall with the stairs facing you and adjacent the staircase a cloakroom. The kitchen and dining room are open plan, the former having oak effect soft close units and granite style worktops. Built in are a halogen hob and double oven/grill, and the dishwasher and fridge/freezer are integrated. A door is provided to outside. There are three reception rooms; a snug or family room between the kitchen and sitting room, a great study or breakfast room at the front that faces south with a picture window, and finally a large sitting room sitting room incorporating a dining area if required. The sitting room boasts an open fireplace and enjoys double doors and windows onto the garden. A further room is used as the utility room although it is more the dimension of a second kitchen with more oak effect cupboards and granite style tops. There is plumbing for a washing machine and space for a tumble dryer and freezer/freezer.

On the first floor landing is a small gallery. All four bedrooms are doubles, one served by an ensuite shower room, the others a family bathroom. Three have pleasant views either to Lodge Hill or the neighbouring fields.

OUTSIDE

At the front is a block paved driveway and additional parking can be found to the side and beyond the double gates. The front lawn has a number of shrubs and bushes.

The rear garden measures approx. 70ft in depth and 55ft in width and is mainly lawn with a timber decked seating area and a second stone seating area. There is a sprinkling of mature trees and the whole is extremely private.

Agents Note:

A piece of the garden is subject to some covenants placed upon the land by Royal Ordnance PLC in 1996. Said covenants include the prevention of erecting a permanent structure, and a right of way which, although the right of way has never been used in the 28 years of the current owners residence, any purchaser should be aware of.



COUNCIL TAX BAND

Band F £3,126.55 per annum

VIEWING - Strictly via the vendors agent.





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

DIRECTIONS

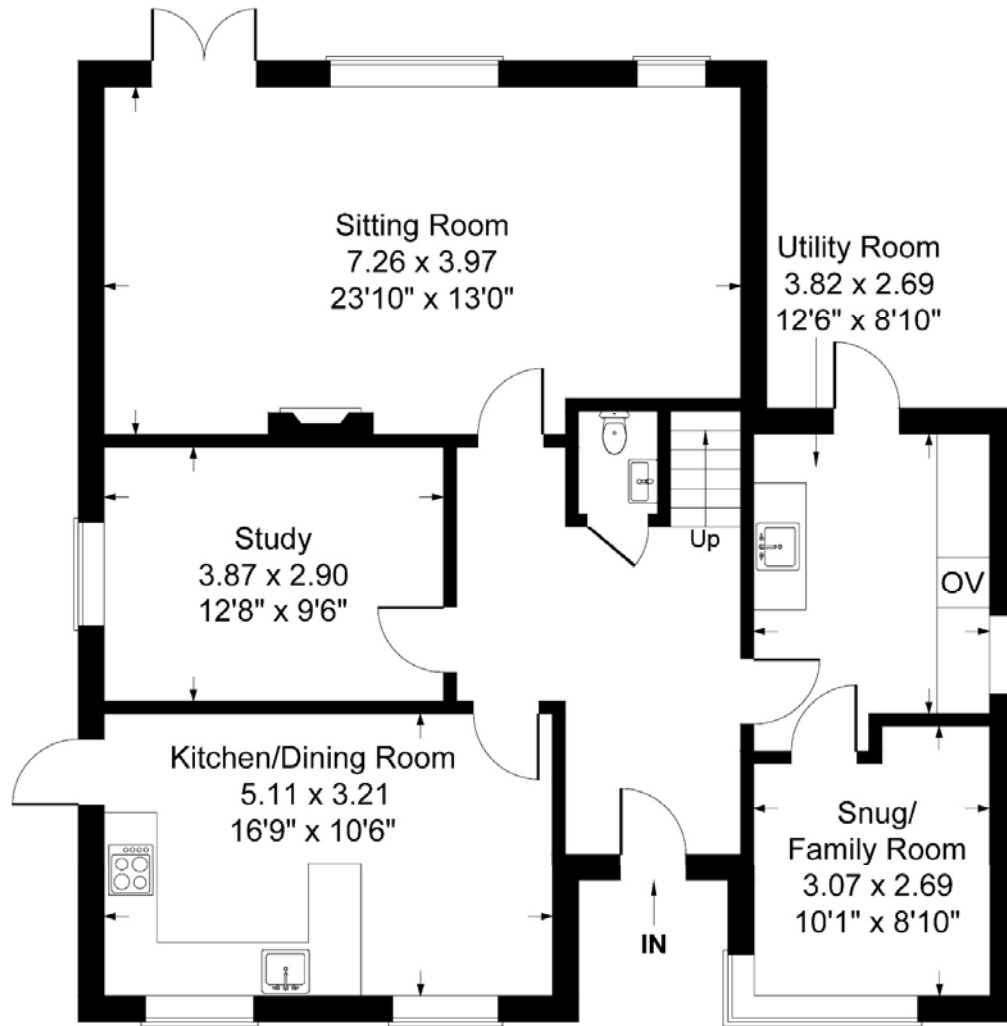
From Aylesbury take the A41 Bicester Road towards Bicester. Go through the village of Waddesdon and after a few miles take the left turn to Westcott. Burnham Road is the first cul de sac on the right.



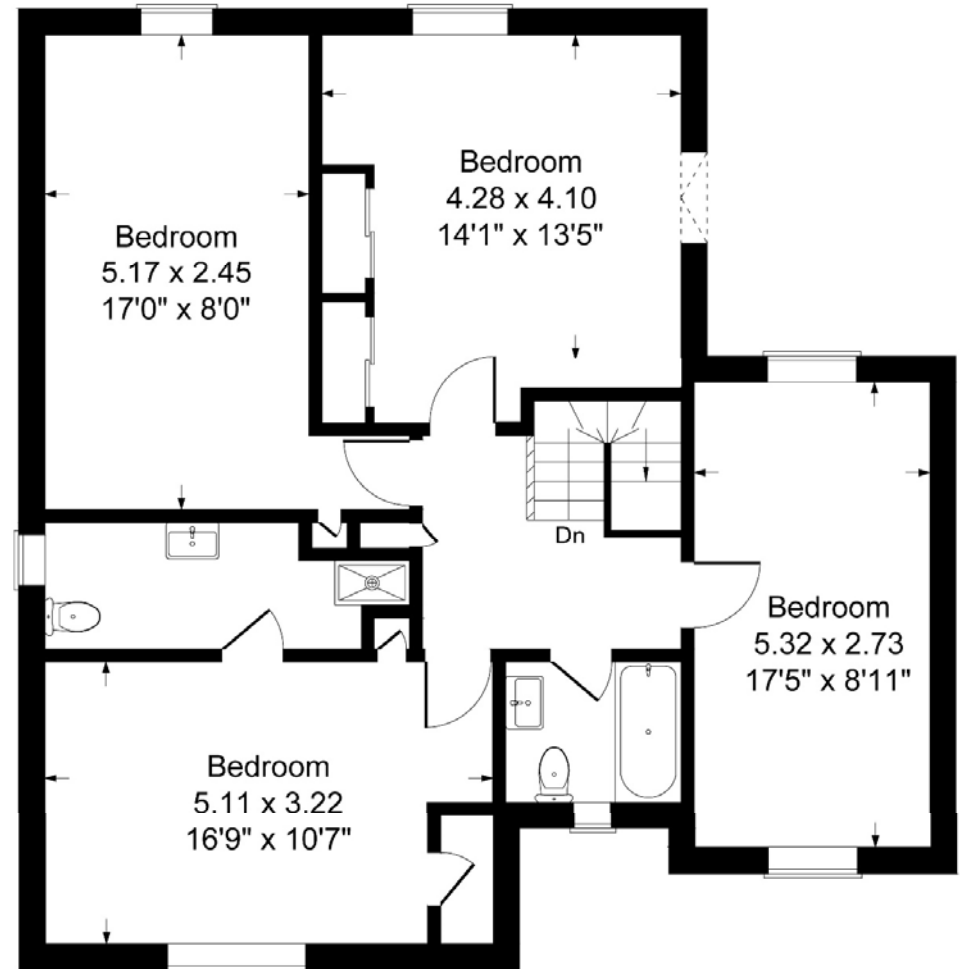
2A Burnham Road, Westcott

Approximate Gross Internal Area = 176.81 sq m / 1903.16 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2024.



Ground Floor



First Floor





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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- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 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.

