



**44 Lower Green, Westcott,
Buckinghamshire, HP18 0NS**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 6 miles (Marylebone 55 mins), Thame & Haddenham Parkway 9 miles (Marylebone 40 mins) Times and distances approx.
44 LOWER GREEN, WESTCOTT, BUCKINGHAMSHIRE, HP18 0NS

ROOMS WITH A VIEW. DETACHED BUNGALOW WITH A BARN/OUTBUILDING, 0.6 OF AN ACRE OF GARDEN AND PADDOCK AND STUNNING VIEWS. NO UPPER CHAIN Hall, Kitchen/Breakfast Room, Sitting/Dining Room, Conservatory, Utility Room, 3 Bedrooms (1 Ensuite), Bathroom. Extensive Parking. 30ft x 20ft Barn. Carports. Large Garden with Pond. Paddock and Orchard.

Guide Price £675,000 Freehold

DESCRIPTION

Lower Green is a no through lane in the small village of Westcott, number 44 sitting near the top enjoying the most beautiful views at the rear and over half an acre of paddock and gardens. Immediately outside the front door is access to walks up Lodge Hill and some wonderful countryside. The bungalow really does have amazing views and a very useful timber barn or outbuilding.

The accommodation is well presented with the bedrooms across the front, three in total, the main bedroom with an ensuite shower room. The two guest bedrooms are served by a large and very contemporary bathroom that has a white suite of wc, a wash basin in a handsome vanity unit, a panelled bath and a separate shower cubicle. The kitchen has an extensive range of attractive shaded grey soft close units and composite granite effect worktops and back stands. The dishwasher is integrated and space is provided for a cooker that has an AEG chrome extractor hood above. More units and worktops are in the utility room, and another sink. There is a well-proportioned sitting and dining room, open in design with doors out to the decking and the conservatory, the latter taking in a pretty outlook over the garden and paddock. The back of the property has a south easterly aspect and quite breathtaking views up the hill that change with the seasons.

OUTSIDE

Down the side of the property is a gated driveway. The formal gardens are made up of manicured lawn with patios, a pond and rockery, and a greenhouse turned aviary. Some decking is laid off the dining area.

Beyond is a paddock with an orchard comprising apple, plum and pear trees and there is an overgrown duck pond now trees and shrubs.

The barn is timber construction on a brick base beneath a slate roof. It is in 3 enclosed bays, all with concrete floors. The first a store that has a gardeners wc, the second a garage and lastly a workshop complete with benches. There is a large loft to the barn for more storage. Power and water are connected. Adjacent the barn is an open carport.

COUNCIL TAX - Band D £2,276.64 per annum (2024/2025)

SERVICES

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

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. Aylesbury Vale Parkway station provides a frequent service to Marylebone from Fleet Marston.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Primary schools in nearby Waddesdon, Quainton and Grendon Underwood.

Secondary school at Waddesdon.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar schools at Aylesbury.

VIEWING

Strictly via the vendors agent W Humphries Ltd

CONNECTIONS

Railway Stations at Aylesbury (Marylebone 55 minutes), Thame & Haddenham Parkway 7 miles (Marylebone 35 minutes), Bicester 11 miles (Marylebone 1 hour), Oxford 22 (Paddington approx. 1 hour).

DIRECTIONS

From Aylesbury take the A41 towards Bicester through Waddesdon and after a mile or so turn left signposted left to Westcott. Lower Green is near the end of the village on the left.

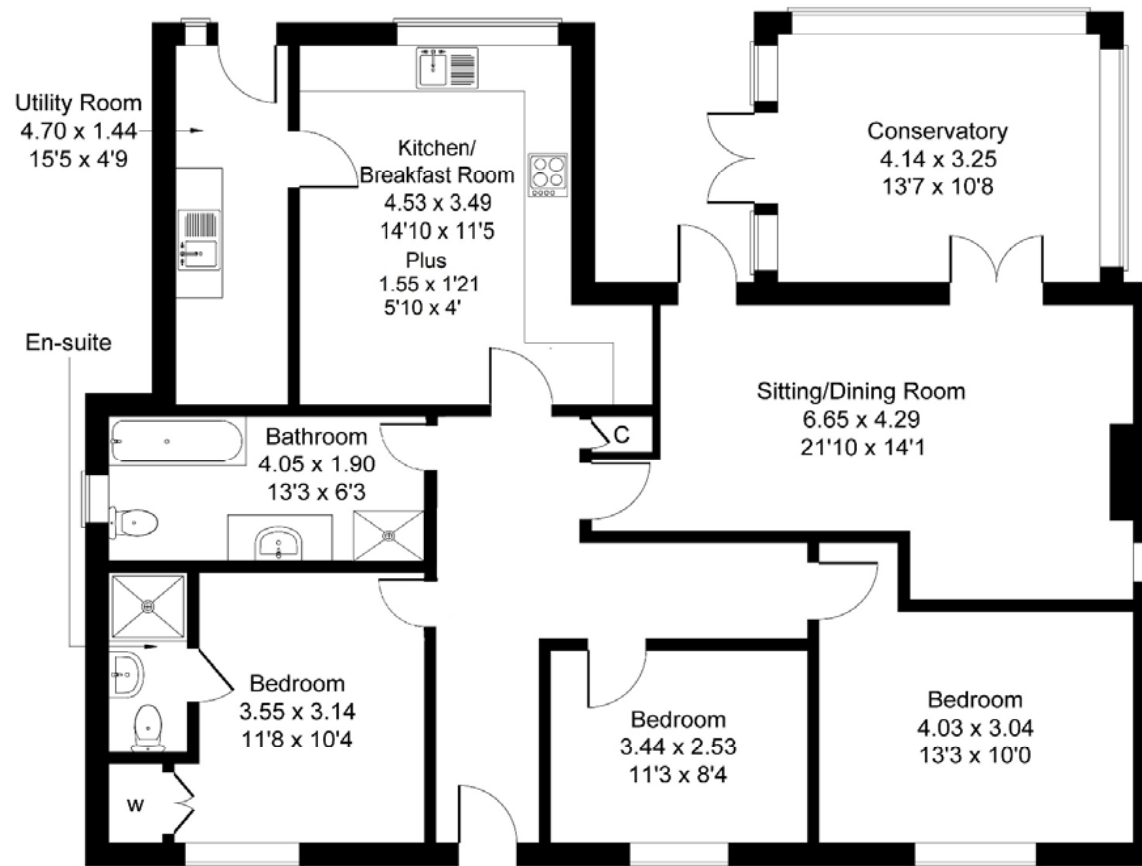




44 Lower Green

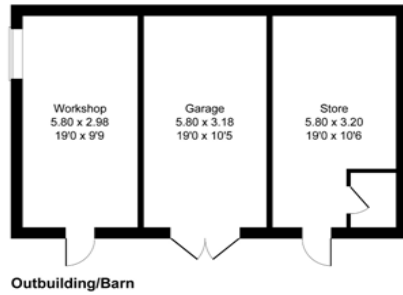
Approximate Gross Internal Area = 123.41 sq m / 1328.37 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.



44 Lower Green

Approximate Gross Internal Area = 56.02 sq m / 602.99 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale,
produced by The Plan Portal 2025.





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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.
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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.

