



22 High Street, Waddesdon,
Buckinghamshire, HP18 0JA

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)

22 High Street, Waddesdon, Buckinghamshire, HP18 0JA

A CHARMING DETACHED 1930'S PROPERTY OFFERED WITH NO UPPER CHAIN

Porch, Hallway, Kitchen, Sitting Room, Dining Room, 2 Bedrooms (1 ensuite), Rear Lobby and Staircase to Loft Room & Bathroom. Block Paved Drive for 3 Vehicles. Good Size Garden.

GUIDE PRICE £425,000 Freehold

DESCRIPTION

We believe the property dates from the 1930's. An entry in the title states a conveyance of the land in 1935 and the characteristics of the original bungalow certainly echo that era, the quaint elevations being of red brick beneath a clay tile roof.

At the entrance is a porch then a door into the hallway from which you can access all the rooms. To the left side of the property are two bedrooms, a double and a single, the main bedroom having laminate flooring, a double wardrobe, shelved cupboard, and an ensuite shower room. There are also two reception rooms comprising a sitting room and dining or family room, the latter with double doors out to the garden. The sitting room is dual aspect and has a marble fireplace, to the side of which is an attractive cabinet with arch topped doors. In the kitchen are hi-gloss cream units and granite effect worktops. Integrated are a fridge, freezer, washer/dryer, oven, and induction hob that has a brushed chrome and glass extraction hood above. The floor is a slate style laminate and off the kitchen is a lobby, back door, and a staircase to the loft room and bathroom.

It should be noted that the staircase does not conform to building regulations and thus although the first floor is perfectly usable accommodation the loft room cannot be named as a bedroom. There is further attic space beyond the bathroom with good head height that appears to be suitable for more conversion.

OUTSIDE

The frontage has been given over to parking by way of herringbone block paving that can facilitate 3 vehicles.

The rear garden as shown on the photography includes a piece of ground approx. 45ft deep that is leased from the Waddesdon Estate. All told there is an excellent size lawn with a mature beech tree in the far corner. Across the back of the property is a paved patio extending out to a semi-circular apron in front of the summerhouse. Said summerhouse is of timber construction, as is the attached workshop, both have mains power and lighting. Halfway down the lawn is a wooden shed and the whole is enclosed by panel fencing.

The lawn leased from the Waddesdon Estate is on an annual rolling tenancy priced at £100.00 per year. There is every indication that any new inhabitant of 22 High Street will be able to continue with this arrangement.

LOCATION

In the ancient division of the county, Waddesdon Parish was of great extent. The name is a combination of a person's name and 'DUN' in old English, translating to Wotts Hill. The village is steeped in history, a large account is written in 'MAGNA BRITANNIA' in 1806 concerning its famous connections. There is a church of Norman origins and the old Roman Military Road, Akeman Street used to pass through the place. A branch of the Aylesbury and Tring silk manufactory was established in the village in 1843 employing some 40 females at hand loom weaving but has long since gone. Of some renown is the magnificent Waddesdon Manor, the recently refurbished Rothschild Mansion. Baron Ferdinand De Rothschild bought the land in 1874, it is said he picked the site for his residence after hunting in the area.



The village has excellent pre schools with a junior and highly sought after secondary school.

The nearby market towns and villages provide a wealth of historical and interesting places to visit including the local Waddesdon Manor, Claydon House and Quanton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar's Square Centre in Aylesbury, Milton Keynes and Oxford. The village itself offers a Convenience Store, Coffee Shop, Hairdressers Salon, Barbers, a Post Office, a Doctor's Surgery, Dentist, Vet, Pubs, the Five Arrows Hotel and an Indian Restaurant. There are also tennis and bowls clubs.

Aylesbury is about 5 miles with the Aylesbury Vale Parkway station providing frequent service to Marylebone, just a five minute drive away in Fleet Marston/Berryfields. Haddenham/Thame Parkway station is about 8 miles away, providing rail links to London and Birmingham. The market town of Thame is about 9 miles and Oxford is approx. 26 miles. The M40 motorway beyond gives access to London, Oxford, Birmingham, the M25 network, Heathrow, Gatwick and Luton airports.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Pre Schools in Waddesdon

Primary and Secondary Schools in Waddesdon.

Public Schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury.

COUNCIL TAX

Band D £2,177.00 per annum

SERVICES

Mains Water, Electricity, Gas & Drainage.

VIEWING

Strictly through the vendors agent W. Humphries at Waddesdon 01296 658270

DIRECTIONS

From Aylesbury take the A41 towards Bicester into Waddesdon and the High Street.

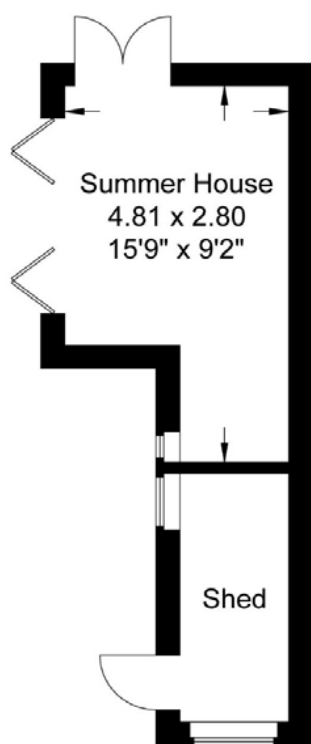
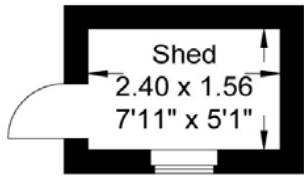
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Approximate Gross Internal Area = 104.92 sq m / 1129.35 sq ft

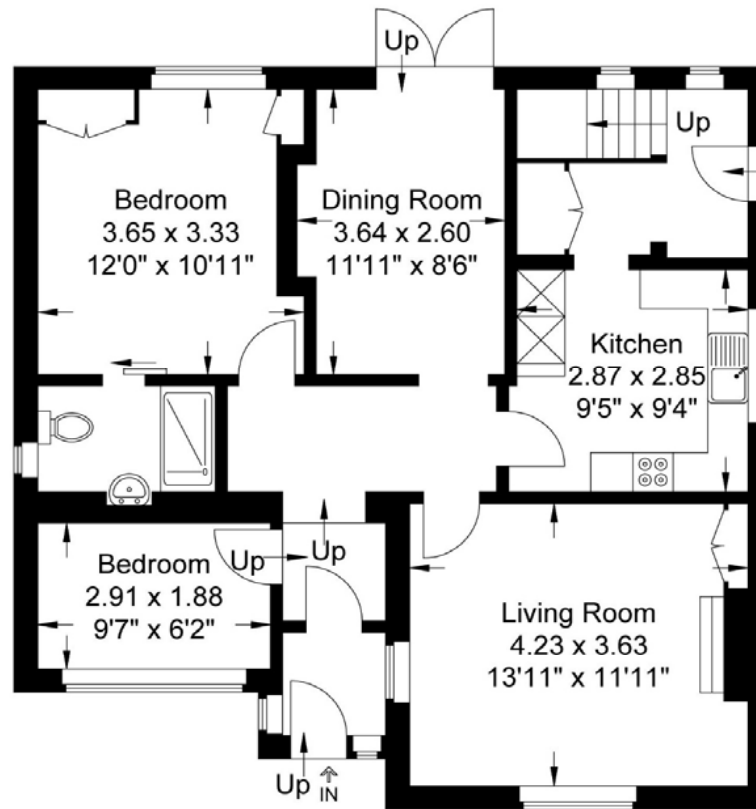
Outbuilding = 19.59 sq m / 210.86 sq ft

Total Area = 124.51 sq m / 1340.21 sq ft

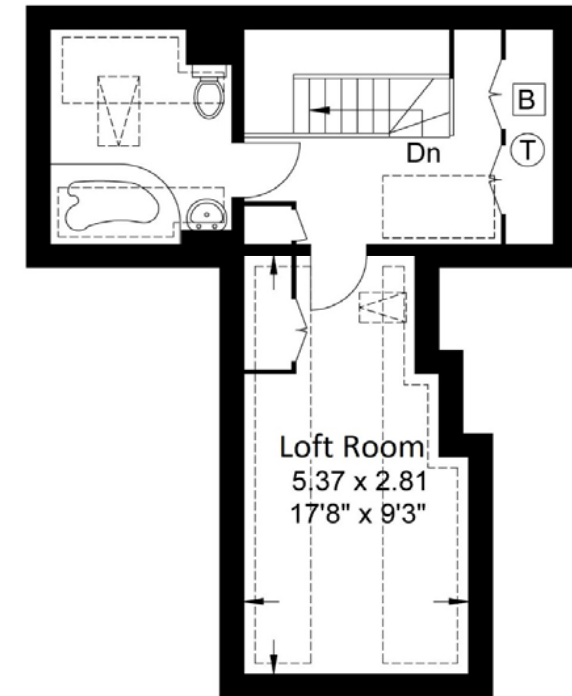
Illustration for identification purposes only,
measurements are approximate, not to scale.



Outbuilding



Ground Floor



First Floor



IMPORTANT NOTICE

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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.
- 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.

