



**6 School Lane, Waddesdon,
Buckinghamshire, HP18 0LA**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

6 SCHOOL LANE, WADDESDON, BUCKINGHAMSHIRE, HP18 0LA

AN ATTRACTIVE DETACHED HOUSE A FEW HUNDRED YARDS FROM THE HIGHLY SOUGHT AFTER WADDESDON SCHOOL. GARAGE CONVERSION PROVIDING A GROUND FLOOR BEDROOM SUITE AND A 60FT GARDEN BACKING ONTO A FIELD WITH TREES BEYOND.

Hall, Cloakroom, Kitchen, Dining Room, Sitting Room, Utility Room, Bedroom with Ensuite Wet Room, 4 First Bedrooms (3 Doubles, 1 Ensuite and 2 with Balcony) Bathroom. Driveway Parking. Good Size Private Garden.

GUIDE PRICE £

DESCRIPTION

6 School Lane is in a small row of houses which as the name suggests lies a stones throw away from the incredibly popular Waddesdon School and the house actually backs onto the field and thus is not overlooked at all. The property has attractive brick elevations with timber clad dressings on the gables and a tiled roof. The current owner has converted the garage providing further accommodation in the form of a ground floor ensuite bedroom.

At the entrance is a covered porch and the front door opens into the hall where there is a dog leg staircase, wrap around understairs cupboard and a nicely fitted cloakroom. Much of the ground floor has Karndean flooring that extends through the hall, kitchen, cloakroom and dining room. The door into the kitchen is a clever bi-fold, custom made to allow for a tall fridge/freezer and there is a comprehensive range of white units and granite effect worktops with space and plumbing for a dishwasher. The tap over the stainless-steel sink has a filter system and integrated are a 'Miele' induction hob and self-cleaning oven equipped with a wireless thermometer and steam cooking function. An extractor hood is over the hob. A separate dining room benefits from sliding patio doors to the garden and in the excellent size sitting room is a handsome cast iron Victorian fireplace with tiled slips and an LPG fire.

At the end of the hall is a utility room where there are more of the white units, this time with wood laminate tops. The floor is tiled, the boiler resides here and there is plumbing and the space for a washing machine. A door leads to outside.

The former garage, now a suite, comprises a big double bedroom and remaining are a large selection of drawers, a triple wardrobe and a cupboard. The window has quality shutters for privacy. To the side is a wet room, the wash basin set in a counter with a vanity unit below and there is a power shower, a cabinet with lighting and both of the rooms have downlighting.

On the landing is the airing cupboard. Of the two lofts one is full height, boarded out, and has a loft ladder and lighting. Three of the four first floor bedrooms are doubles and the fourth a very generous single, the fourth bedroom currently used as an office. The main bedroom has wardrobe hanging space in the corridor with a shower room opposite. The back bedrooms share a charming balcony that looks out over the garden, the field and then the woodland beyond. All the bedrooms have under eaves storage cupboards. In the bathroom is Karndean flooring and a white wc, wash basin and counter, and a panelled bath that has a hand held and overhead power shower. There is an LED mirror and heated ladder style towel rail.



OUTSIDE

To the front is hardstanding and the driveway and a strip of lawn. Prior to the entrance it is walled with a gate and in this enclosed area is a 10ft x 6ft wooden shed.

The rear garden measures circa. 60ft in depth and 32ft in width and is very private. A wind out awning is available for shade on the stone terrace and the rest is lawn surrounded by flower and shrub borders. All is encased by secure timber panel fencing. Gate access to the front down one flank.

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 F £3,392.86





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 Friar's Square Centre in Aylesbury, Milton Keynes and Oxford. The village itself offers a great convenience Store with a post office, a popular coffee shop, hairdressers salon, a Doctor's Surgery, dentist, vet, charity shop, pubs, the Five Arrows Hotel and an Indian Restaurant, and Chinese takeaway/fish and chips. 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.

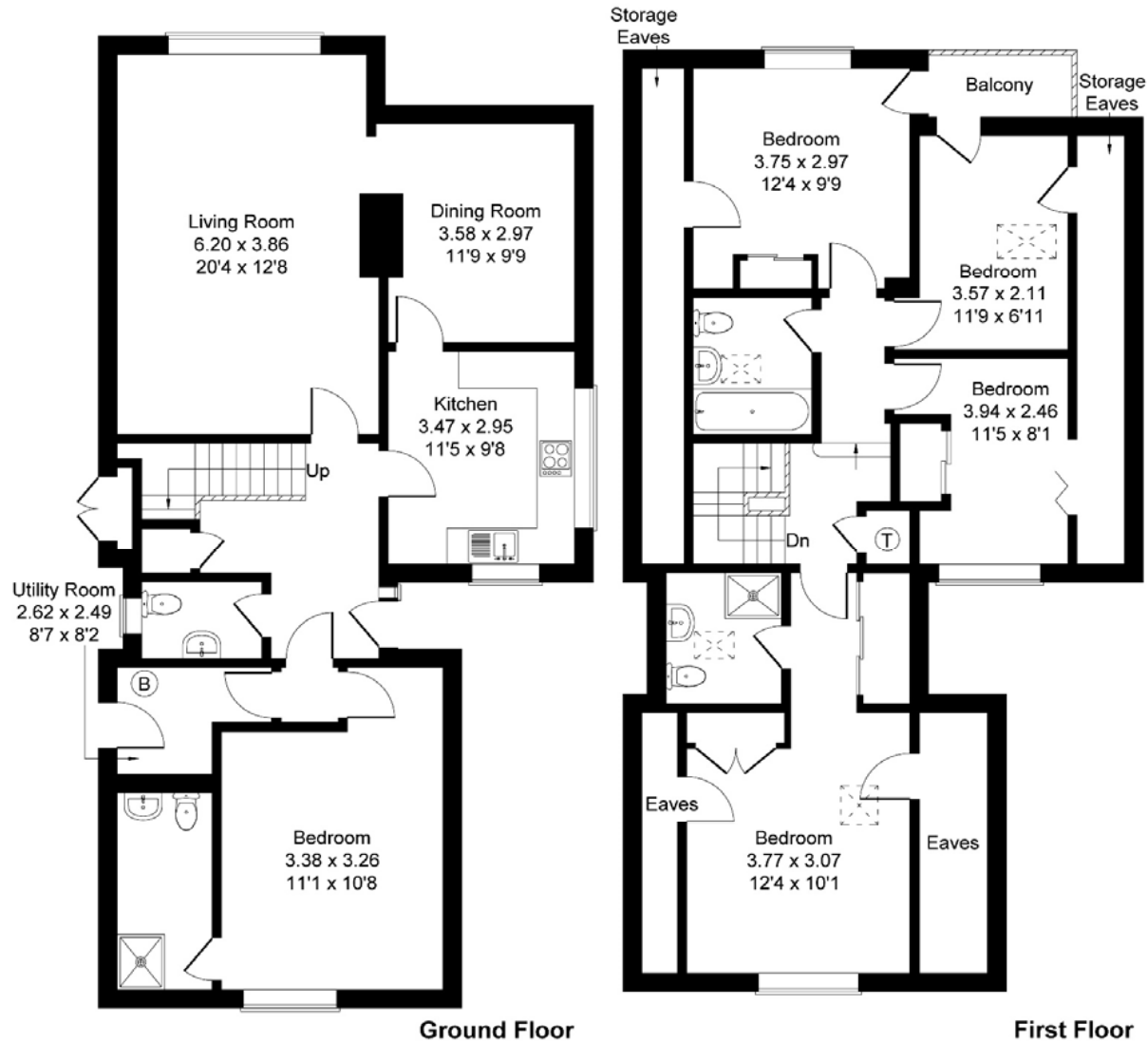
SERVICES - Mains Electricity, Water & Drainage. Oil Fired Central Heating.

VIEWING - Strictly by appointment through the vendors Agent W. Humphries 01296 658 270

6 School Lane

Approximate Gross Internal Area = 160.72 sq m / 1729.97 sq ft
(Excluding Eaves)

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



VIEW FROM REAR AND BALCONY









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