



47 Quainton Road, Waddesdon,  
Buckinghamshire, HP18 0LN

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 8 miles (Distances approx.)

## **47 Quainton Road, Waddesdon, Buckinghamshire, HP18 0LN**

**A REALLY BEAUTIFUL PERIOD COTTAGE VERY MUCH IMPROVED IN RECENT YEARS. WORKING FIREPLACE, CEILING BEAMS, PRIVATE GARDEN INCORPORATING A WORKSHOP/OFFICE. AND HIGHLY SOUGHT AFTER IN THE VILLAGE, A DRIVEWAY AND OFF ROAD PARKING FOR 2 VEHICLES.**

**Sitting Room, Kitchen & Breakfast Area, Lobby, Bathroom, 2 Bedrooms. Block Paved Driveway. Enclosed Rear Garden. 11ft x 10ft Insulated Workshop with Power, LED Lighting, Water & Internet.**

**GUIDE PRICE £300,000 Freehold**

### **DESCRIPTION**

The current owners have made many improvements to the property including rewiring, replumbing of the heating system, overhauling the general décor, replacing the bathroom, and on the exterior pretty much all of the fascia's and guttering. This pretty period cottage with white rendered elevations under a slate roof and leaded light pvcu double glazed windows is beautifully presented with character features such as exposed timbers and beams. The front door opens into the sitting room which has the aforementioned beamed ceiling and also contains composite wood effect flooring and a brick fireplace with a quarry tiled hearth and wooden mantel housing a cast iron woodburning stove (the chimney relined) The staircase is to the side, the understairs space has been cleverly turned into 5 compartments to form a type of utility cupboard, and the room is dual aspect with two bow windows.. In the kitchen are cream units and solid wood worktops. There is plumbing and space for a washing machine and space for a cooker. The room has brick effect flooring and again ceiling beams and at one end is a fitted corner bench seat that has storage underneath. Beyond is a small lobby with a terracotta tiled floor and a door to outside. The bathroom was replaced and now has a white suite of WC, wash basin and panelled bath with a mixer tap and handheld shower. The fittings are chrome. Marble style

tiling adorns the walls and there is a heated towel rail, a built-in toothbrush charger and shaver point, and LED strip lighting.

The ground floor is equipped with a 'Lutron' intelligent lighting system which enables the lighting to be controlled from your smartphone.

Upstairs is a good size main bedroom with a built in cupboard, the second bedroom is equipped with lots of wardrobes. Each have LED downlighting. The loft is boarded with a light and additional insulation has been installed.

### **OUTSIDE**

Similar to the interior the outside of the property has been refurbished too. At the front now sits a block paved driveway for 2 vehicles and down the wide side area side lies gravel with a loggia and shed/bike store.

At the rear is a gravel path that leads to a secure back garden that is lawned with a stone patio and at the end of a path stands a workshop or potential office of timber construction measuring 11ft x 10ft that is insulated and boasts power, LED downlighting, water, and an internet connection.

The garden can also be accessed via a walkway down the side of the cottage.



## 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 Quainton 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 great convenience Store with a post office, a popular coffee shop, hairdressers salon, a Doctor's Surgery, dentist, vet, 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.

**COUNCIL TAX** - Band B £1,826.92 per annum 2024/25

## 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.

## SERVICES

Mains Water, Electricity, Gas & Drainage.

## VIEWING

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

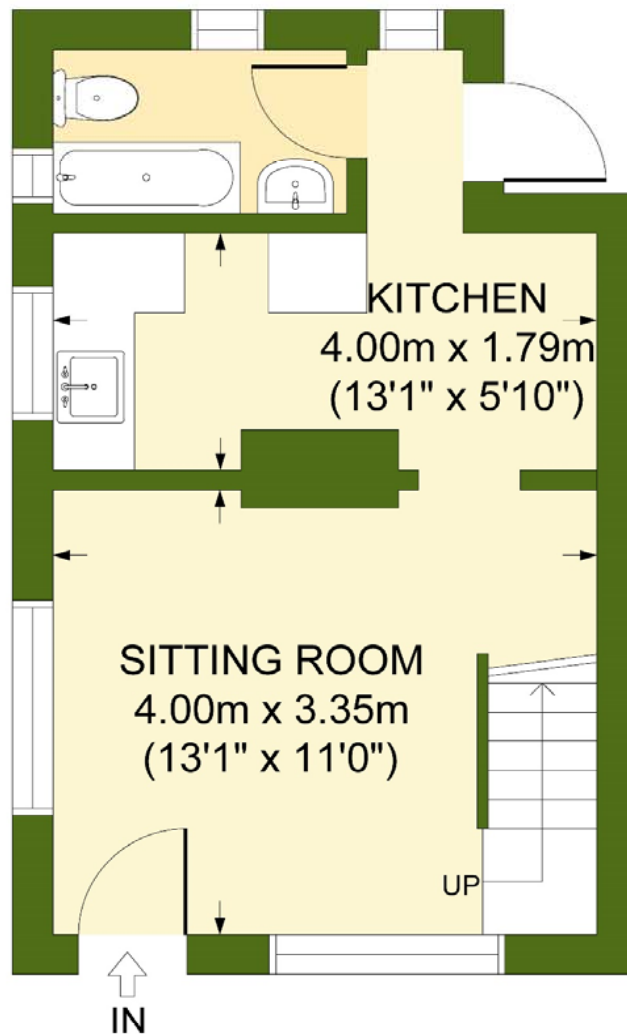
## DIRECTIONS

From Aylesbury take the A41 towards Bicester into Waddesdon and the High Street then turn right immediately prior to the pedestrian crossing in the middle of the village down Quainton Road

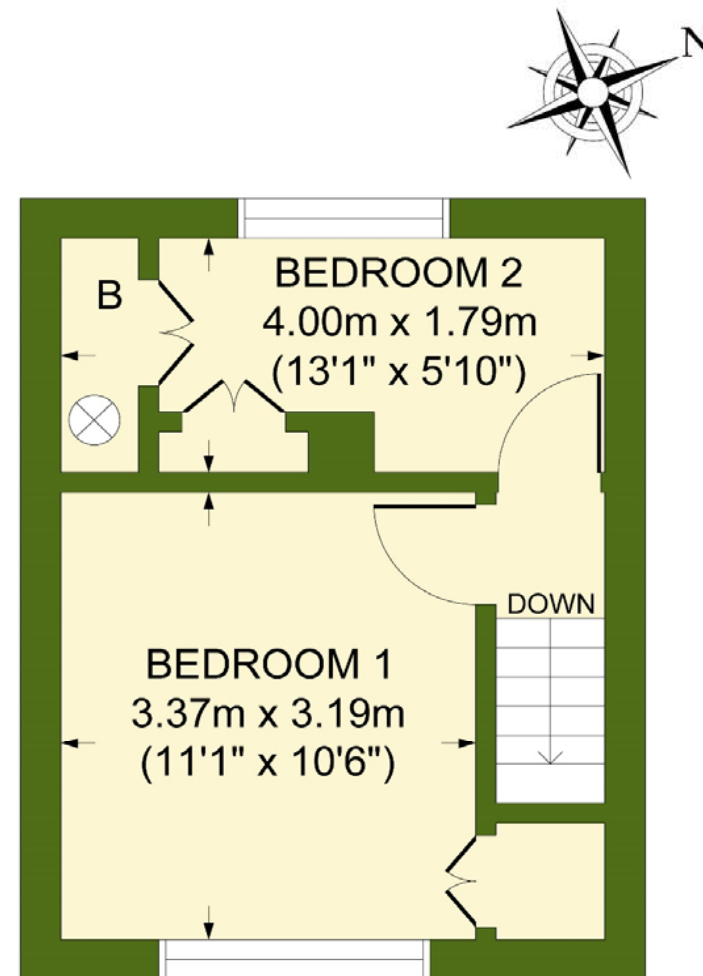








GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 43 SQ M / 461 SQ FT  
47 QUANTON ROAD, WADDESDON, BUCKINGHAMSHIRE, HP18 0LN

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.











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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.



