



32 High Street, Westcott,
Buckinghamshire, HP18 0PH

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

32 HIGH STREET, WESTCOTT, BUCKINGHAMSHIRE, HP18 0PH

A VERY WELL APPOINTED CONTEMPORARY DETACHED FAMILY HOUSE IN THE WADDES DON SCHOOL CATCHMENT

**Porch, Hall, Cloakroom, Kitchen/Breakfast Room, Utility Room, Dining Room, Sitting Room,
Five Bedrooms (1 Ensuite), Bathroom. Integral Double Garage. Parking for Several Vehicles.
Private Garden. Burglar Alarm.**

GUIDE PRICE £675,000 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, shop and excellent school within the village. 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 school in Westcott.

Secondary school at Waddesdon.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar schools at Aylesbury.

SERVICES

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

DESCRIPTION

Number 32 is one of a pair of individual properties on Westcott's main street. The interior has excellent dimensions and is nicely presented with solid wood doors, and there is plenty of scope to further increase the accommodation. The integral double garage provides superb first floor space and could readily convert into another reception room.

At the entrance a canopy shelters the door which opens into a porch with plenty of boot and coat storage. In the hall is the dog leg staircase and the first room contains the downstairs wc and wash basin. The kitchen/breakfast room has wooden units with concealed lighting and grey stone effect counters and upstands. Integrated are a 'Neff' double oven and a ceramic 'Hotpoint' hob with an extractor hood above. The utility is a good size offering capacity for a number of appliances, there are more grey stone effect worktops, and a door out to the garaging. The dining room sits in between the kitchen and the sitting room, the latter being dual aspect with a fireplace housing a cast iron woodburning stove, and at the far end bi-fold doors onto the garden.

Upstairs on the landing is a walk-in airing cupboard and in the loft lots of attic storage. Four of the five bedrooms are doubles, the two smallest doubles both with built in wardrobes. The main bedroom also has built in wardrobes, these extend across one wall and have mirrored doors, and an ensuite bathroom is provided, above the bath is a shower. At the front of the first floor and over the garage is a huge bedroom, and with the bathroom being adjacent can easily become a guest suite as this part of the landing also affords a study area.



OUTSIDE

At the front is a gravel driveway and parking for several vehicles and then a patch of lawn and a path up to the entrance.

Gated access serves each side of the property, the garage side with a useful covered section that is ideal as a log store.

To the rear is a curved patio and the remainder is lawn bordered by trees, shrubs and flowers. On the right boundary is a shaded and secluded decked terrace for seating.

VIEWING

Strictly via the vendors agent.

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.



High Street, Westcott, Aylesbury, HP18

Approximate Area = 1898 sq ft / 176 sq m

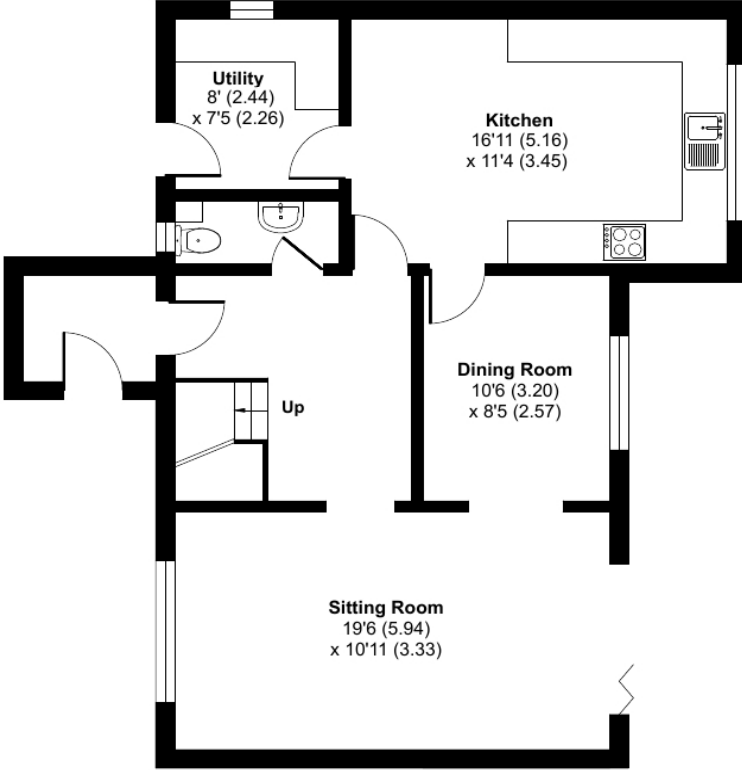
Limited Use Area(s) = 18 sq ft / 2 sq m

Total = 1916 sq ft / 178 sq m

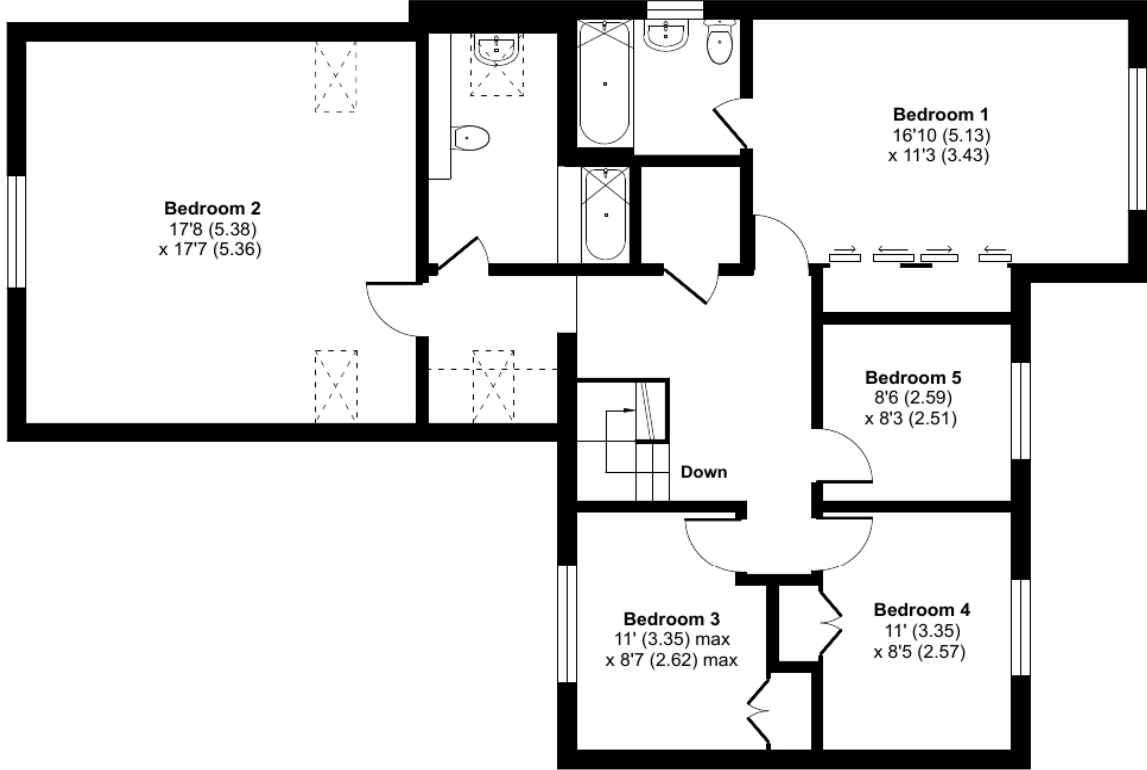
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for W Humphries. REF: 864158



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