



44 Sharp's Close, Waddesdon,
Buckinghamshire, HP18 0LZ

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



**Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)
44 SHARP'S CLOSE, WADDESDON, BUCKINGHAMSHIRE, HP18 0LZ**

**A 1950's HOUSE AT THE END OF A CUL DE SAC BACKING ONTO ALLOTMENTS WITH OPEN VIEWS.
GREAT POTENTIAL TO EXTEND THE ACCOMMODATION AND GOOD SIZE GARDEN**

**Sitting Room, Kitchen/Dining Room, Side Passage & Shed/Workshop, Three Bedrooms, Family Bathroom.
Driveway for 2 vehicles and potential for further parking. Over 50ft Rear Garden**

GUIDE PRICE £400,000 Freehold

DESCRIPTION

These ex local authority properties are extremely popular not least because they are so sturdily built and often enjoy good size plots, and 44 Sharp's Close is no exception with over a 50ft garden backing onto Rothschild land and a lovely outlook. The elevations of the house are brick beneath a tiled roof with upvc double glazed windows. At the entrance is a porch canopy and upvc double glazed door that has patterned glass panels, this leads into the sitting room where the staircase can be found. Currently in the fireplace is an electric fire but we believe behind that is a working fireplace that could be brought back into life. The kitchen and dining room are open plan partially separated by a breakfast bar. The kitchen has wooden fronted units and wooden effect worktops that incorporate a stainless steel sink. There are spaces for appliances and plumbing for both a washing machine and dishwasher and integrated is an oven and a 4 ring halogen hob. There are more cupboards, one under the stairs and others either side of the chimney breast in the dining area where there is another fireplace waiting to be utilised. Off the kitchen is the side passage and brick shed that has power and light.

One possible straightforward expansion would be to knock through and extend the kitchen into the passage and side.

On the first floor are 3 bedrooms, the largest of the two doubles with the lovely view. Two of the bedrooms have laminate flooring, one with a wardrobe/cupboard. In the bathroom is a white suite, the wc and wash basin set

into a beech style vanity unit and counter. The floor and walls are tiled, there is a heated towel rail, and over the bath is a shower screen and shower. Some in the street have converted their loft areas, this one is centrally boarded.

OUTSIDE

At the front is a driveway for 2 vehicles and a patch of grass which could be replaced by further parking if so required.

The rear garden is lawned and over 50ft in length, all enclosed by timber fencing and at the end is a 10' x 8' shed on a concrete base.

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 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, beauticians, a Doctor's Surgery, dentist, vet, charity shop, pubs, the Five Arrows Hotel 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.

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 C £2,193.66 2025/6

SERVICES - Mains gas, electricity, water and drainage. Gas boiler replaced in May 2024

VIEWING - Strictly via the vendors agent W Humphries Ltd

DIRECTIONS

From Aylesbury take the A41 towards Bicester and into Waddesdon and upon entering the village immediately prior to the pedestrian crossing turn left into Goss Avenue and then left into Sharp's Close.



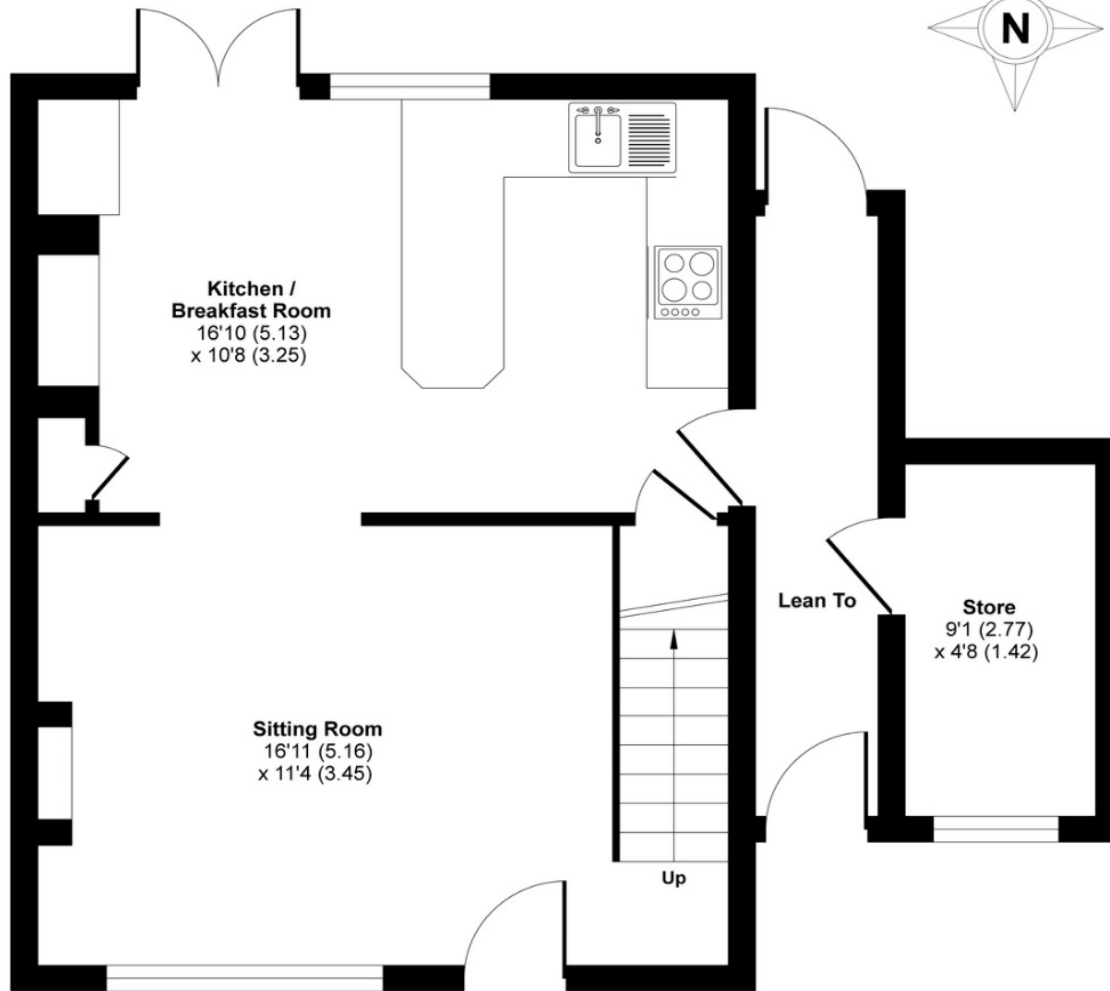
Sharps Close, Waddesdon, Aylesbury, HP18

Approximate Area = 756 sq ft / 70.2 sq m (excludes lean to)

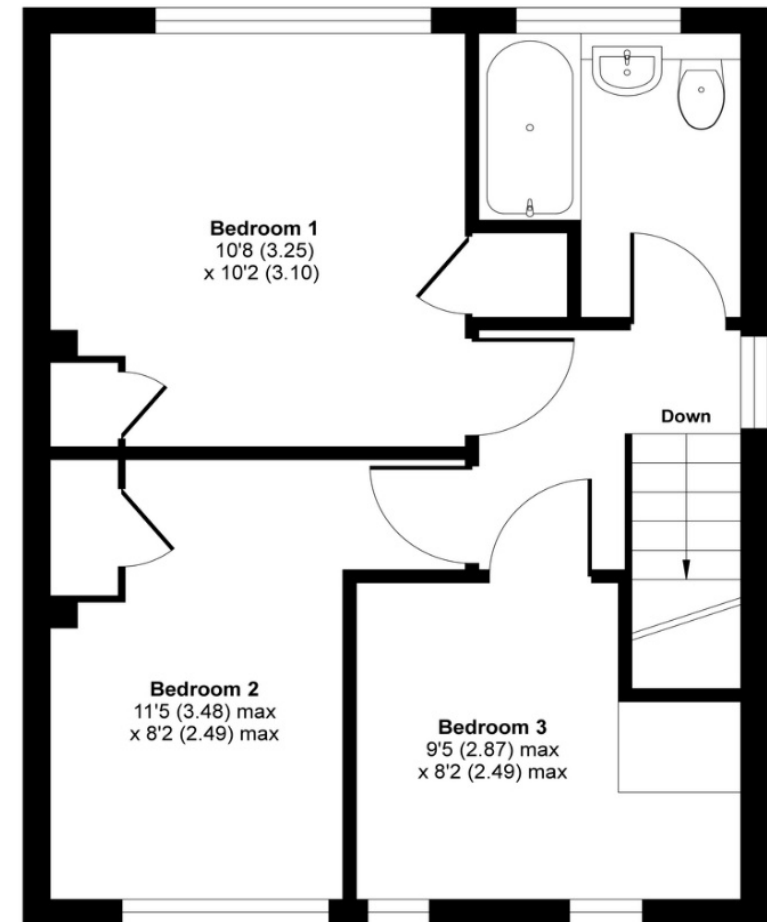
Outbuilding = 42 sq ft / 3.9 sq m

Total = 798 sq ft / 74.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for W Humphries. REF: 724806



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