



5 Baker Street, Waddesdon,
Buckinghamshire, HP18 0LG

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY





Aylesbury 5 miles (Marylebone 55 mins), Thame/Haddenham Parkway 8 miles (Marylebone 40 mins (Times and distances approximate)

5 BAKER STREET, WADDESDON, BUCKINGHAMSHIRE, HP18 0LG

A CHARACTER COTTAGE BELIEVED TO BE LATE VICTORIAN IN ORIGIN WITH PARKING AND A SECRET GARDEN

Lobby, Kitchen, Sitting Room with Fireplace, Three Bedrooms, Upstairs Bathroom. Gravel Off Road Parking and Small Yard. Detached Private Garden.

Guide Price £340,000 Freehold



DESCRIPTION

The property used to be two cottages, evidence of which is in the unusually thick now internal walls. The exterior has stone and brick elevations beneath a slate roof and inside are beamed ceilings, stripped pine doors and cast iron radiators.

The door from the street opens into a lobby and a storage recess where the washing machine is plumbed in. The kitchen has a good range of cream units and there are solid wood worktops. A dishwasher is integrated, the old chimney provides a space for the cooker and the room has downlighting and a laminate floor. In the sitting room resides a brick fireplace and hearth with a timber mantle, the fireplace hasn't been used for a while but is working and should just need a sweep.

Upstairs are three bedrooms and a bathroom, the two larger bedrooms having built in wardrobes. The bathroom has a white suite comprising a wc, wash basin and freestanding roll top bath with ball and claw feet. The furniture is chrome and the floor is tiled.



OUTSIDE

At the front behind wrought iron gates is a paved block parking bay and then a small gravel area and walkway down the side. A few yards away from the cottage itself is a 60ft x 20ft garden with a grass lawn fully enclosed by mature trees and hedging. There is a timber shed and summerhouse and a paved patio.

VIEWING

Strictly via the vendors agent

SERVICES

Mains gas, electricity, water and drainage

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 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.

DIRECTIONS

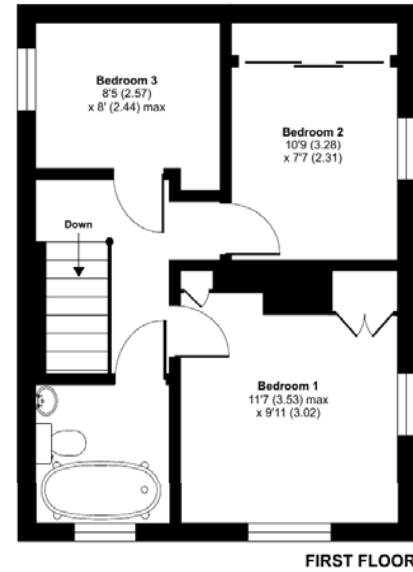
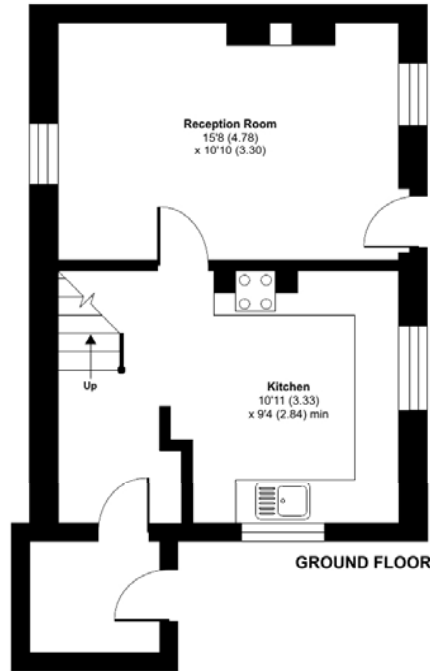
From Aylesbury take the A41 towards Bicester and into the village of Waddesdon turning left at the tyre garage to Baker Street. Number 5 is on the left.



Baker Street, Waddesdon, HP18

Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for W Humphries. REF: 853085

IMPORTANT NOTICE

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