



51 High Street, Waddesdon,
Buckinghamshire, HP18 0JB

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

51 High Street, Waddesdon, Buckinghamshire, HP18 0JB

A NO CHAIN, TURNKEY PROPERTY. STUNNING REFURBISHED VICTORIAN FAMILY HOUSE AND ADJOINING FULLY INDEPENDENT ANNEXE.

Main Dwelling: Impressive Sitting/Dining/ Kitchen. Further Reception Room. Utility & Cloakroom. Four Double Bedrooms (1 Ensuite).

Annexe: Kitchen/Breakfast Room, Sitting Room, Bedroom, Wet Room. Walled Paved Courtyard and Parking with Electric Turntable.

For Sale Freehold

DESCRIPTION

The principal property is a Victorian house that has been extended and completely renovated to form superb family accommodation. Added is a new self-contained annexe, and an annexe in the true sense, and not merely a small studio squeezed onto the end. Each are available for immediate occupation and tastefully and neutrally decorated.

The elevations of the Victorian residence are red brick with painted stone lintels over the now pvcu double glazed sash style windows. Inside is naturally bright and upon entering you are greeted by a fantastic open plan sitting/dining/kitchen area although a separate, private reception room is also available. Almost the entire downstairs has magnificent herringbone pattern grey oak LVT fusion flooring and LED downlighting, and beneath the staircase are enclosed storage cupboards. Twin doors to outside can be found in the living and dining rooms. The kitchen is by 'Howdens' and comprises dove grey units with soft close doors and larder drawers. Wood effect worktops incorporate a breakfast bar and the 'Lamona' appliances include a fridge/freezer, dishwasher, double oven/grill, 4 burner gas hob, and brushed chrome extractor hood. Matched grey metro tiling compliments the kitchen. Off here is a utility room and cloakroom, the former with a washing machine/dryer.

Upstairs, from the L-shaped landing, are four double bedrooms, the main suite having a shower room and dressing room with wardrobes as well as a vaulted ceiling and Juliet balcony in the impressive bedroom space. The main bedrooms shower room and the family bathroom sport beautiful contemporary white furniture, one with a double width cubicle, the other a bath, and both have hand held and overhead rainfall showers. Much of the first floor enjoys downlighting.

THE ANNEXE with its own heating system and electric board is a spacious independent building finished to the same high standard as the house. At one end is a large wet room and shower, then the kitchen/breakfast room, a generous sitting room, and finally a double bedroom. The vast majority of the flooring is a repeat of the herringbone grey oak LVT fusion style in the house and the kitchen once more 'Howdens' (this time cream with wooden effect worktops) and 'Lamona' appliances (fridge/freezer, oven/grill, induction hob, and extractor hood) A washing machine/dryer is again supplied. A little bit more olde worlde character has been installed into the annexe, a few walls have exposed brickwork and there are beamed ceilings alongside a roof lantern in the bedroom.

OUTSIDE

A walled block paved courtyard of attractive granite sets serves both properties and within it is an electrically operated car turntable for efficient parking. The driveway runs down the side of the house and at the front behind a wrought iron railings and a hand gate are granite slabs and paviors.

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 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 5miles 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 E £2,735.94 per annum 2023/24

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.





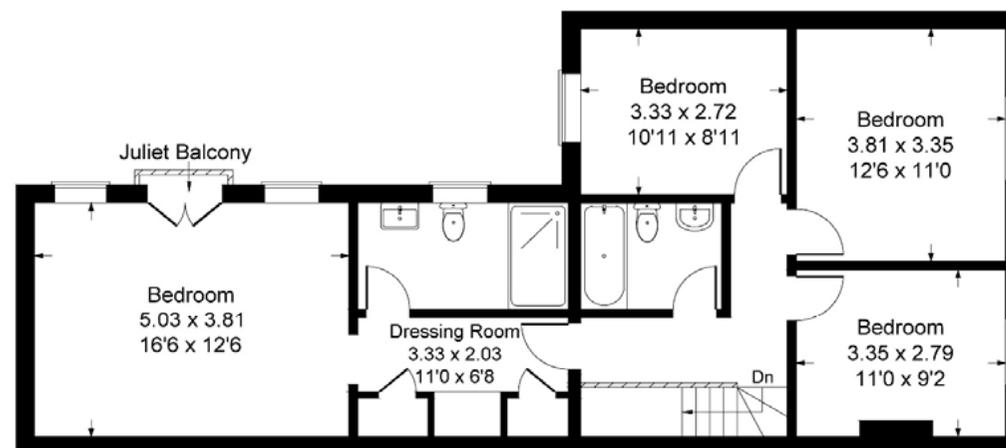
51 High Street, Waddesdon

Approximate Gross Internal Area = 158.72 sq m / 1708.44 sq ft

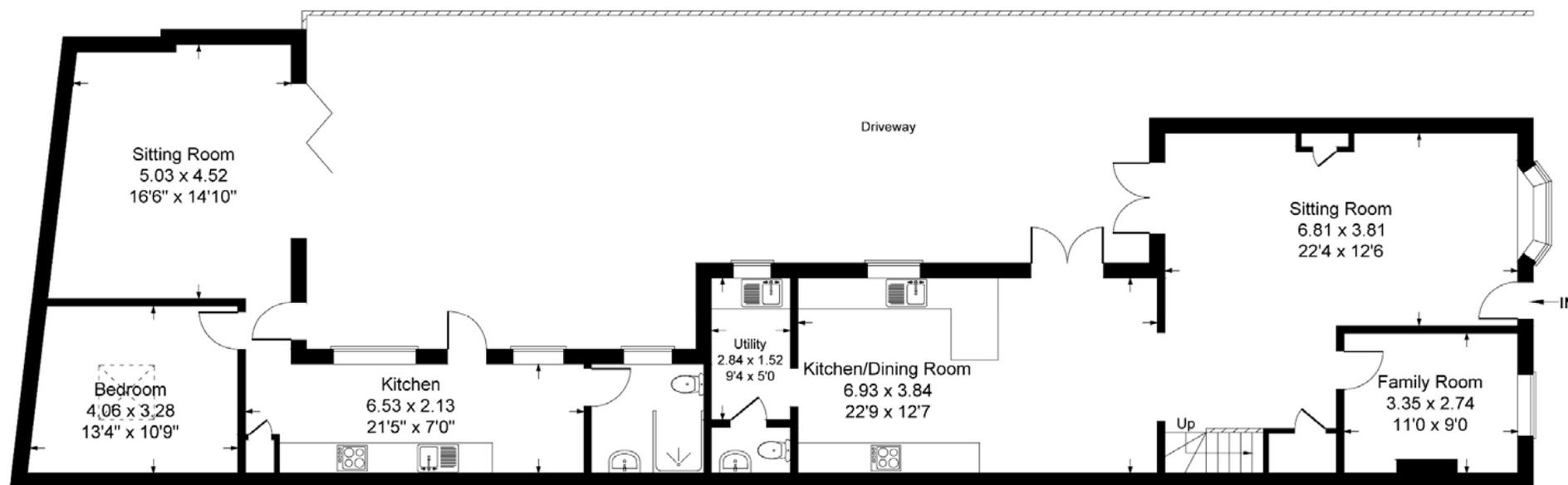
Annexe = 55.60 sq m / 598.47 sq ft

Total = 214.32 sq m / 2306.92 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale,
produced by The Plan Portal 2024.



First Floor



ANNEXE

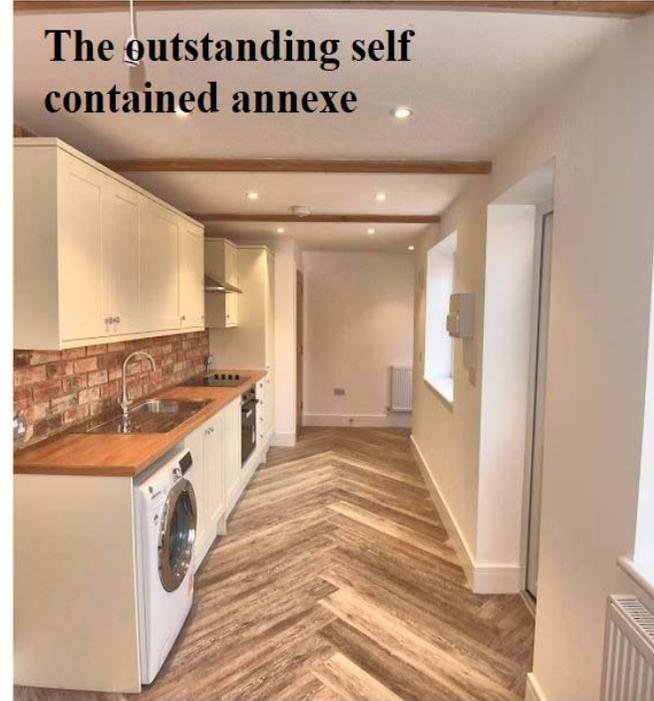
Ground Floor



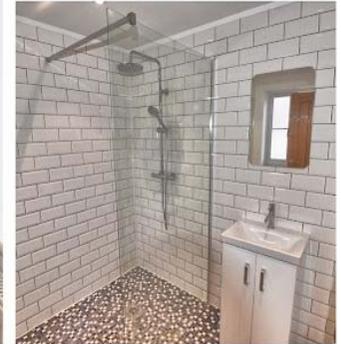
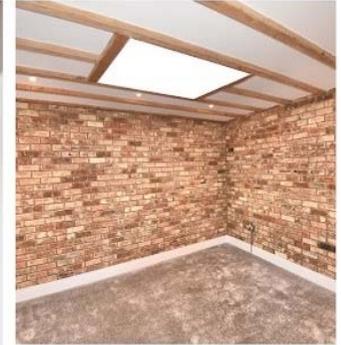
The luxurious main bedroom suite above with an eye-catching vaulted ceiling, a Juliet balcony overlooking the courtyard, wardrobes and a dressing table complete with mirror, and a fantastic shower room



The guest rooms



The outstanding self contained annexe



IMPORTANT NOTICE

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- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
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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.

