



46 Lower Green, Westcott,
Buckinghamshire, HP18 0NS

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

46 LOWER GREEN, WESTCOTT BUCKINGHAMSHIRE, HP18 0NS

A DETACHED BUNGALOW ABUTTING COUNTRYSIDE IN A QUIET LANE WITH SUPERB VIEWS. SCOPE FOR EXTENDING (subject to the necessary consents)

Hall, Kitchen/Dining Room, Sitting Room, Conservatory, 3 Double Bedrooms, Study/ Family Room, Bathroom. Driveway for 4 Vehicles. Garage. Garden to Side & Rear.

GUIDE PRICE £450,000 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. There is a 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 a fast service to London. Thame is approximately 9 miles with the M40 just beyond. Aylesbury Vale Parkway station provides a frequent service to Marylebone from Fleet Marston.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Primary and Junior school in Westcott.

Secondary school at Waddesdon.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar schools at Aylesbury.

DESCRIPTION

Lower Green is a no through lane and number 46 lies near the end backing onto farmland with wonderful views up Lodge Hill, the site of the Rothschild mansion Waddesdon Manor.

The rear aspect of the bungalow enjoys the outlook and the kitchen, study, and two of the bedrooms benefit from the vista. There is scope to extend the kitchen/dining area and create a stunning room. (subject to consent)

At the entrance, beneath a porch, is a double glazed door with leaded light panels that leads into the hall, which has wood laminate flooring, a storage alcove, and two cupboards, one being the airing cupboard. The sitting room is of excellent dimensions with a parquet floor and working brick fireplace that has a wooden mantle and quarry tiled hearth. In the kitchen/dining room are wooden fronted units and granite effect worktops. The floor is tiled and there is space and plumbing for both a dishwasher and washing machine. Built in are ‘Neff’ ovens and a ‘Neff’ halogen hob. Off the kitchen is the conservatory, brick base and upvc double glazed windows.

There are three double bedrooms, two at the rear and one adjacent the reception room at the front, and connecting one bedroom to the hall is a study or family room that has a door into the garage. The bathroom comprises a white suite of wc, pedestal wash basin and a panelled bath. There are chrome fittings including a telephone style mixer tap and shower attachment above the bath.

OUTSIDE

To the front is block paved parking for 4 vehicles with box hedged flower beds each side. Gated access to the back can be found on both flanks, the right hand path leading up to the entrance.

The garage has an up and over door, power and lighting, and a workshop area at the end with bench and cupboards.

As previously mentioned the view is fantastic.



The bungalow has almost a corner plot and a good size garden that stretches down the side. There is a paved patio and within the lawn a sprinkling of trees, two of which are apples. A timber shed and greenhouse sit in the side garden.

VIEWING

Strictly via the vendors agent W Humphries Ltd

SERVICES

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

DIRECTIONS

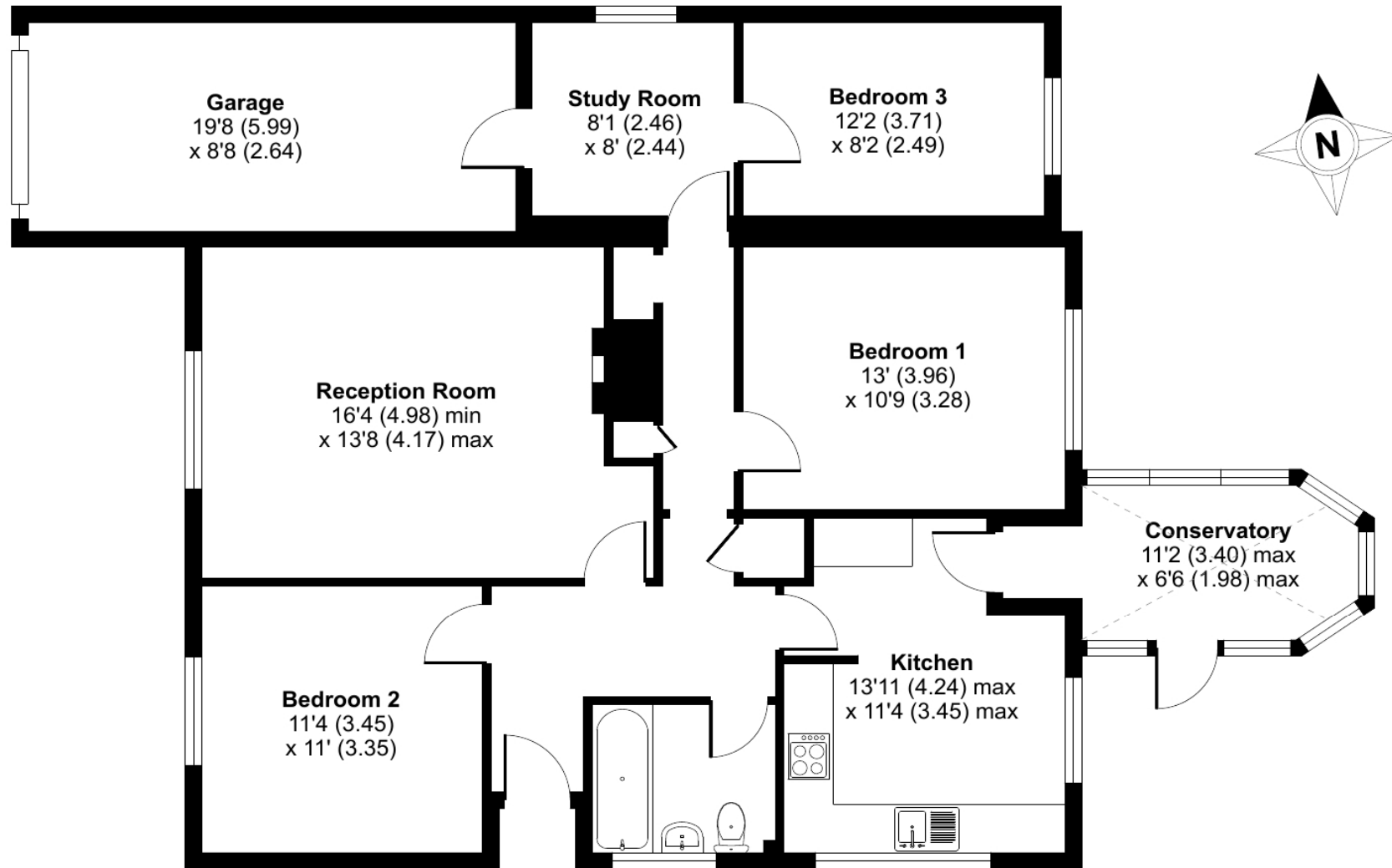
From Aylesbury take the A41 Bicester Road towards Bicester. Go through the village of Waddesdon and after a few miles take the left turn to Westcott. Lower Green is near the end of the village on the left hand side.



Lower Green, Westcott, HP18

Approximate Area = 1295 sq ft / 120.3 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for W Humphries. REF: 963740



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