



65 Frederick Street, Waddesdon,
Buckinghamshire, HP18 0LX

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

65 Frederick Street, Waddesdon, Buckinghamshire, HP18 0LX

A MATURE SEMI DETACHED HOUSE WITH A BACKDROP OF FIELDS AND COUNTRYSIDE PROVIDING EXCELLENT VIEWS

Porch, Lobby, Cloakroom, Kitchen/Breakfast Room, Sitting/ Dining Room, 3 Bedrooms, Shower Room. Driveway & Garage. 50ft Garden Enjoying a Beautiful Outlook.

Guide Price £450,000 Freehold

DESCRIPTION

Frederick Street is in the main made up of Victorian dwellings that appear around the time of the Rothschild family settling in the village during the latter part of 1800's. Number 65 though is more contemporary and was constructed in the early 1970's. Two real benefits to this property are that it has its own driveway and garage, and also with the garden abutting countryside there are superb rural views.

The elevations of the house are brick beneath a clay tile roof and a tile hung front upper storey incorporating brown upvc double glazed windows. At the entrance is an enclosed porch and then a lobby, off which is a cloakroom that has a wc, wash basin, and lots of coat hanging space. The sitting and dining room are open plan, a dog legged staircase rising from the dining room. Central is an old fireplace, now only a feature (not working), and at the end of the room sliding doors lead into a conservatory. The kitchen/breakfast room has wooden units and green marble style counters. Built in is a double oven and 'Neff' 4 ring gas hob (extractor hood above). The kitchen and eating area have terracotta tiled flooring and a door is provided to outside.

Upstairs is a good size landing, two double bedrooms and a decent single, all served by a shower room. The back bedrooms enjoy particularly wonderful far reaching views.

OUTSIDE

A concrete driveway precedes the integral garage and behind wrought iron railings is a patch of grass that could be given over to further increase the parking. A path down the side accesses the rear garden where there is a paved patio and then approx. 50ft of lawn and by the far boundary a slate chipping seating spot to admire the outlook. Edging the lawn are sleeper retained flower and shrub beds and adjacent the patio is a shed.

COUNCIL TAX - Band D £2,238.49 per annum

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 great convenience Store with a post office, a popular coffee shop, hairdressers salon, a Doctor's Surgery, dentist, vet, pubs, the Five Arrows Hotel and an Indian Restaurant, 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.

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 then turn right immediately after the pedestrian crossing in the middle of the village down Frederick Street.

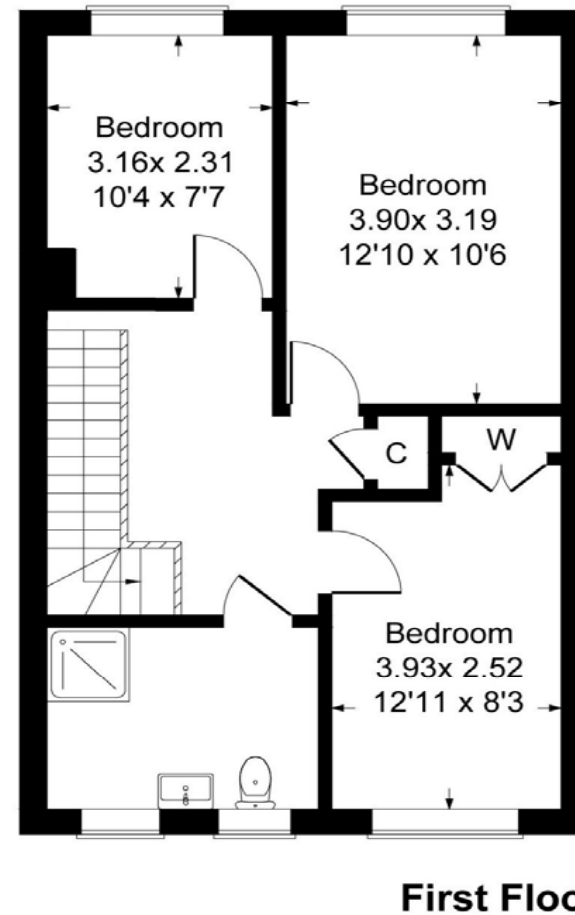
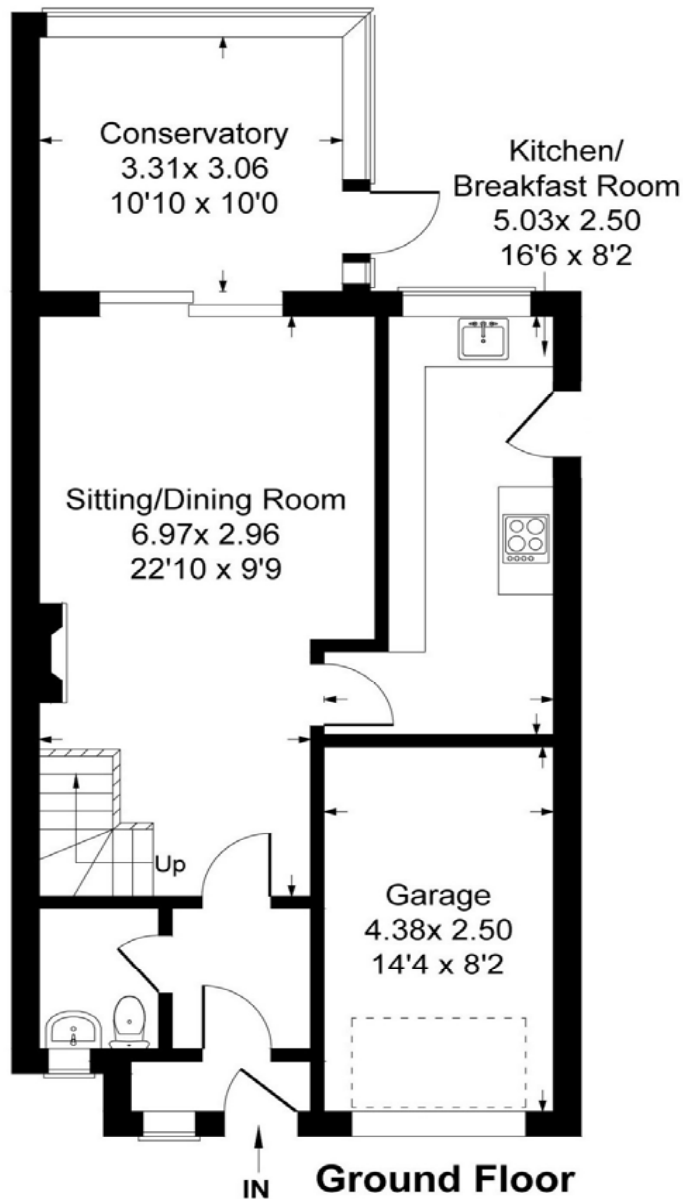




65 Frederick Street

Approximate Gross Internal Area = 116.23 sq m / 1251.08 sq ft

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







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