



2 The Grove, Waddesdon,  
Buckinghamshire, HP18 0LF

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

**2 THE GROVE, WADDESDON, BUCKINGHAMSHIRE, HP18 0LF**

**OFFERED WITH NO CHAIN. A SEMI DETACHED HOUSE WITH PARKING  
AND FLEXIBLE ACCOMMODATION INCLUDING A GROUND FLOOR  
ENSUITE FOURTH BEDROOM**

**Kitchen, Sitting with Open Fire, Conservatory, Bedroom 4/Further Reception Room  
& Shower Room, 3 First Floor Bedrooms, Bathroom, WC. Walled Garden. Parking  
for 2 or 3 Vehicles.**

**Guide Price £425,000 Freehold**

**DESCRIPTION**

The Grove is a small cul de sac a stones throw from the school and number 2 sits at the head of it, an attractive house with brick elevations, pvcu double glazed windows and a clay tile roof.

On the ground floor is either a fourth bedroom suite or alternatively a large reception room and all the accommodation is nicely presented. The front bay windows have leaded light detailing and the main door is to the side, said door being composite material with patterned glass that leads into the kitchen and an open lobby with the staircase ahead of you. The floor is limestone here and the kitchen units a cream colour complimented by black granite style worktops, the latter incorporating a one and a half bowl sink. A 'Harvey' water softener is fitted and a 'Quooker' tap. Built in are a double oven and a 5 burner gas hob with a stainless steel back plate and an extractor hood above. Space and plumbing for both a dishwasher and washing machine are provided. Off the kitchen is the third reception room or fourth bedroom with ensuite, comprising shower, wc and wash basin. There is an option to repurpose this area by knocking through the dividing wall to the kitchen and create a huge kitchen/living/dining room.

There is a lovely sitting room with a beamed ceiling, parquet flooring, and across the back an old stock brick chimney breast and working fireplace. Beyond is the

conservatory, of excellent dimensions it has a stone floor, heating, and the construction is quality wooden style pvcu.

Upstairs are three bedrooms, two doubles and a single, the two doubles each having double wardrobes, under eaves storage and dormer windows. In the bathroom is a tiled floor and white suite of wash basin set into a counter top with vanity units beneath. Over the bath are a shower and shower screen. The walls are also tiled and there is a shaver point, heated towel rail and a velux window.

The wc is separate.

There is a loft space that has a loft ladder. It is fully boarded with a light and Velux window.

**OUTSIDE**

The block paving at the front has parking for 2 or 3 vehicles.

At the rear is a mostly walled garden comprising a flagstone patio, lawn, flower beds, and a couple of trees. There is gated access and down each side of the house are sheds.

## 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, a Doctor's Surgery, dentist, vet, charity shop, 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.

**COUNCIL TAX** - Band D £2,348.90 per annum 2024/25

## 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.

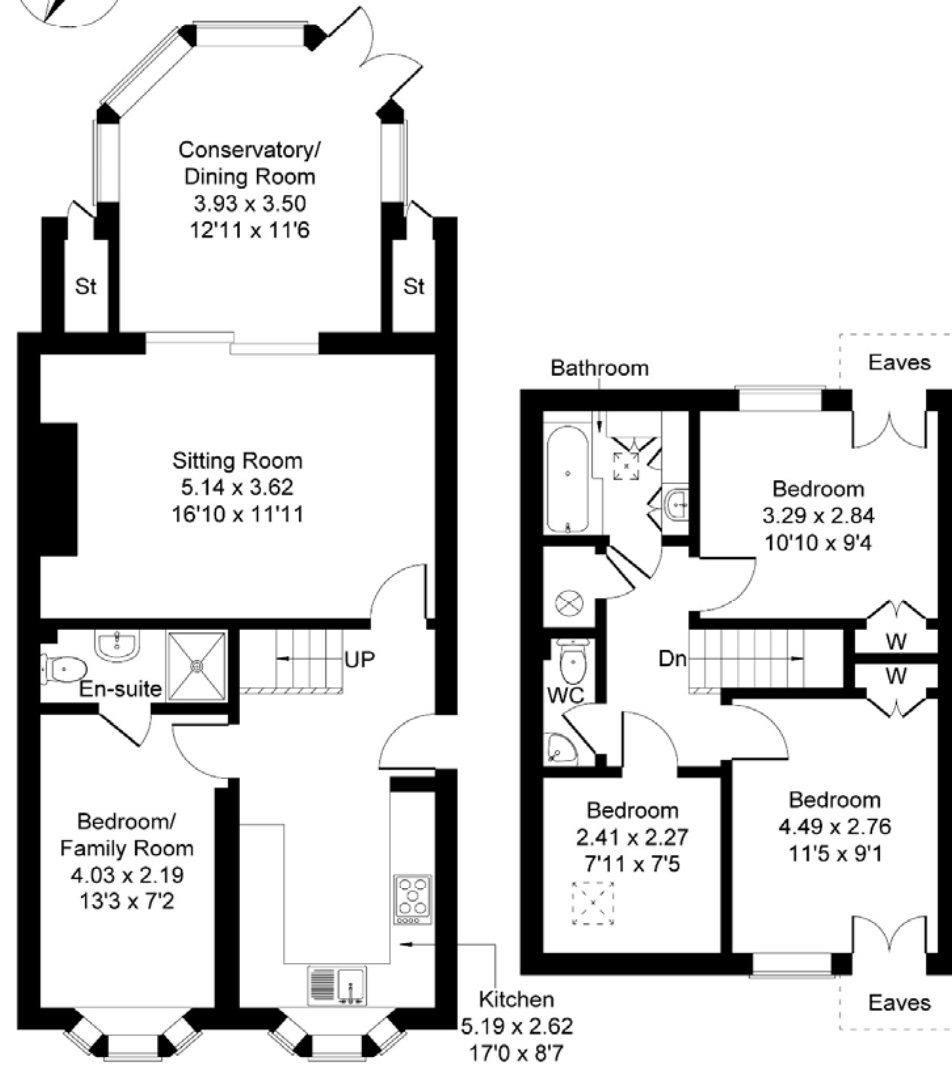




# 2 The Grove

Approximate Gross Internal Area = 103.72 sq m / 1116.43 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale,  
produced by The Plan Portal 2025.



**GROUND FLOOR**

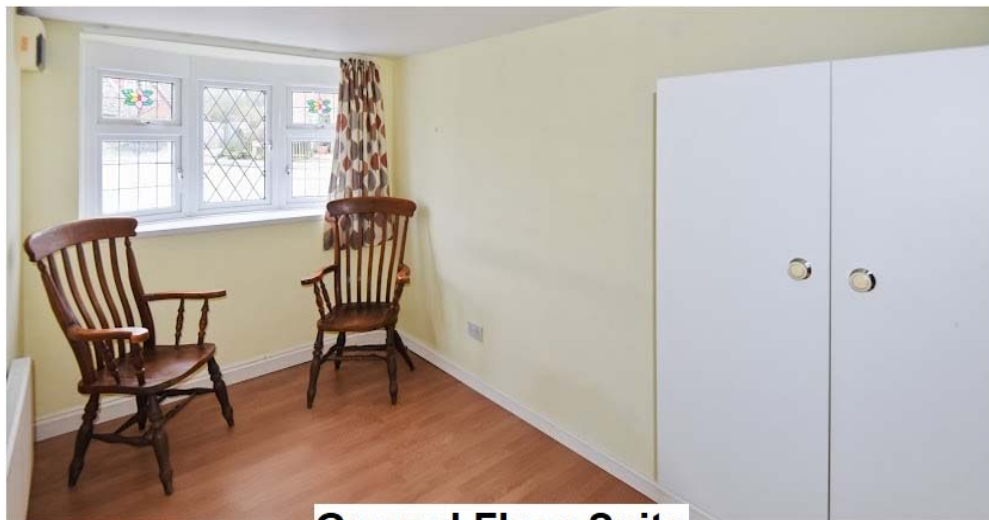
**FIRST FLOOR**



**SERVICES:** Mains Electricity, Gas, Drainage and Water.

**VIEWING:** Strictly through the vendors agent W Humphries of Waddesdon.  
01296 658270

**DIRECTIONS:** From Aylesbury take the A41 towards Bicester into Waddesdon. Turn left immediately prior to the tyre garage into Baker Street. Follow this road and The Grove is on the right opposite School Lane.



**Ground Floor Suite**





#### IMPORTANT NOTICE

**W. HUMPHRIES** for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 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.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 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.



