



**29 Burnham Road, Westcott,
Buckinghamshire, HP18 0PL**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

29 BURNHAM ROAD, WESTCOTT, BUCKINGHAMSHIRE, HP18 0PL

**A QUITE STUNNING AND SUBSTANTIAL HOUSE TUCKED AWAY IN A QUIET SETTING WITH
GARDENS APPROACHING THREE QUARTERS OF AN ACRE. STRIKING ACCOMMODATION
EXCEPTIONALLY WELL PRESENTED THROUGHOUT**

Reception Hall, Cloakroom, Sitting Room, Wonderful Open Plan Kitchen/Dining/ Living Space, Study, Games Room, Family Room, Utility Room, Main Bedroom Suite and 4 further Bedrooms, Family Bathroom. Lots of Parking. Double Garage. Terraces & Large Expanse of Lawns.

FOR SALE FREEHOLD

DESCRIPTION

29 Burnham Road sits in a small enclave of just three houses at the end of a lane occupying a plot of almost three quarters of an acre. The substantial accommodation has been extended by the current owners who have amongst other improvements created a magnificent kitchen, dining and living area which opens out into the garden via a broad span of bi-fold doors.

The entrance has a canopy porch and the front door leads to the reception hall where you are greeted by a glass and timber staircase and on the left is the sitting room with connecting doors to the living area and along the media wall is a wide slimline gas fireplace. Past the cloakroom and study on the right are two further rooms employed presently as a games room and family room although of course each could be used for a variety of other purposes and both have wood floors and underfloor heating. The stunning extension across the back is adorned with white porcelain flooring and again has underfloor heating which continues to the utility room. The kitchen is fitted in hi gloss soft close units and granite worktops incorporating a one and a half sink and the return on the worktop provides a breakfast bar. The integrated dishwasher, freezer, combination microwave, double oven/grill and induction hob are by AEG, as is the coffee machine. Over the hob is a remote controlled glass covered extractor hood built into the ceiling. Also integrated is a tall Bosch fridge. Within the granite is a pop-up power and USB column and in the corner lies a clever

tambour cabinet with shelving. The dining area can seat numerous guests and the superb orangery style living room is beneath a delightful roof lantern and the bi-fold door system allows the inside and outside to merge beautifully. The utility contains more worktop and two closets.

On the first floor are five bedrooms, four doubles and a single, the principal bedroom with bespoke wardrobes, a dressing room, and then a luxurious ensuite shower room. The remaining bedrooms are served by a superb bathroom that includes Jack and Jill wash basins, a bath and separate shower cubicle.

OUTSIDE

The extensive gardens enjoy a south westerly aspect and are not overlooked. A large Indian sandstone patio stretches across the back of the house and adjoins a slightly raised terrace of composite decking with a glazed balcony. Lighting is inset into the patio and decking and beyond the terrace is a pebbled section planted with grasses and shrubs and then another area of paving ideal for a hot tub as in the adjacent shed are power, light and water.

The vast majority of the plot is manicured lawn that enjoys fencing down the flanks and conifers at the far boundary.

At the front are two islands of grass, visitor parking bays, and a gravel driveway up to the **Double Garage** which benefits from two electric doors and a personal door. Power and lighting is supplied to the garage.

AGENTS NOTES:

There is a good size loft in the property with potential for conversion into further accommodation. Much of the house has LED downlighting.

COUNCIL TAX – Band G £3,794.40 2024/5

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, with beautiful country walks in all directions. There is a cricket club, delicatessen and small shop. 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 frequent trains to London. Thame is approximately 9 miles with the M40 just beyond. The Aylesbury line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Primary schools in nearby Waddesdon, Quanton and Grendon Underwood.

Secondary school at Waddesdon.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar schools at Aylesbury.

VIEWING - Strictly via the vendors agent.

SERVICES - Mains water, drainage and electricity. Oil fired central heating. The oil boiler was replaced in 2020.

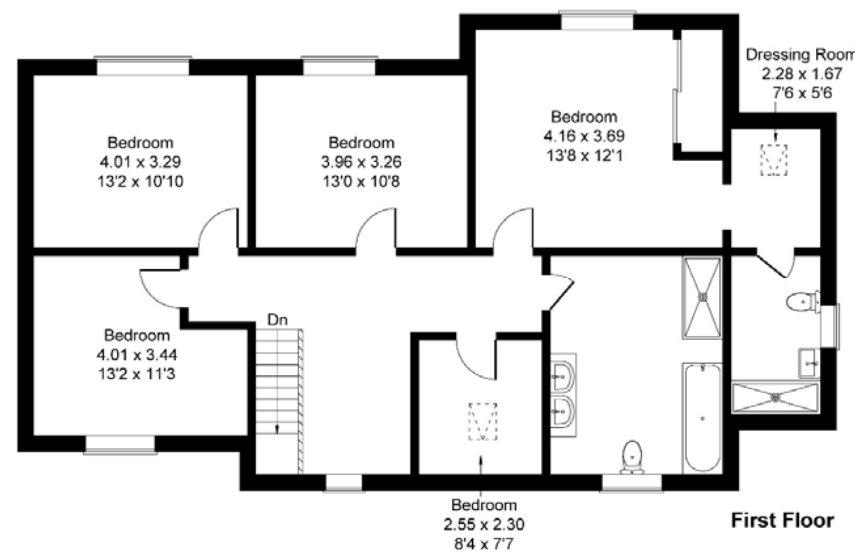
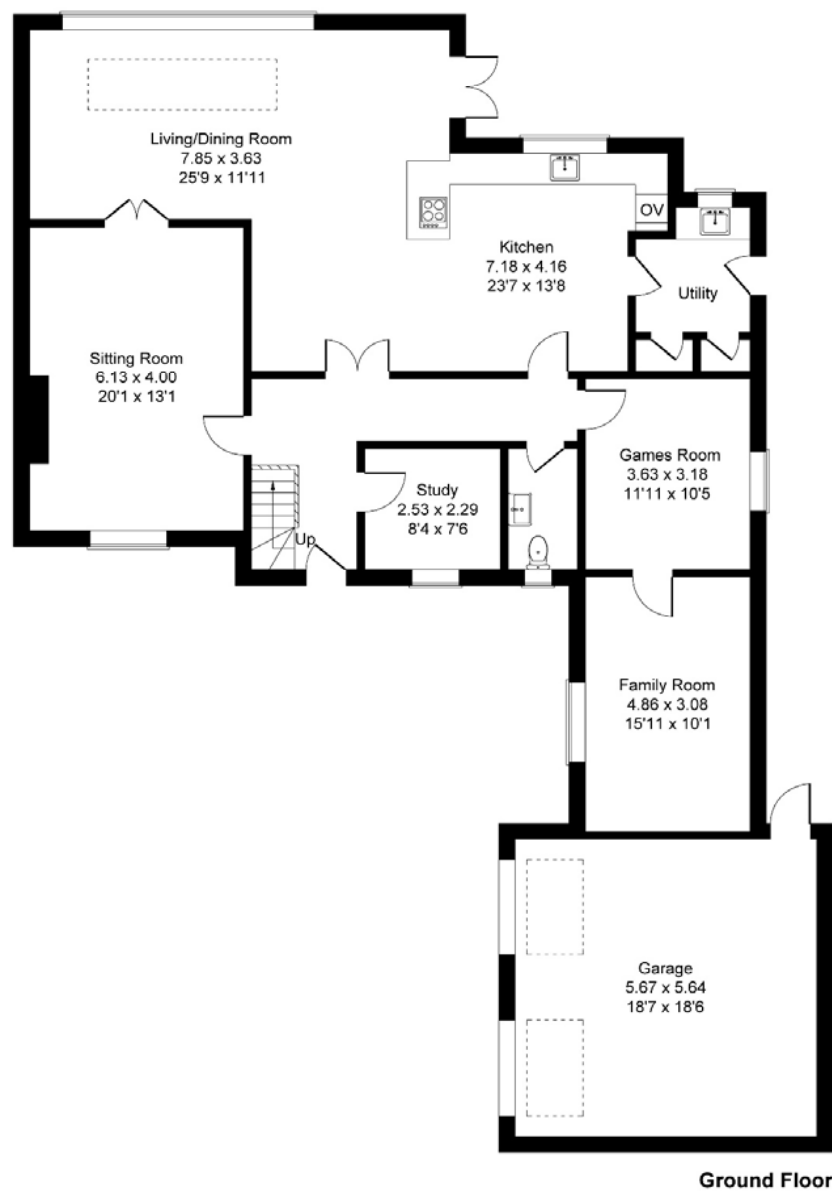
DIRECTIONS

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. Burnham Road is the first cul de sac on the right.





Approximate Gross Internal Area = 245.30 sq m / 2640.38 sq ft
Garage = 31.97 sq m / 344.12 sq ft
Total = 277.27 sq m / 2984.50 sq ft
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.













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.

