

2 Bedroom Character Cottage

18 Wood Street, Waddesdon,
Buckinghamshire, HP18 0LL



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THIS HOME FEATURES

TWO BEDROOMS

CHARACTER FEATURES

LOG-BURNING STOVE

LOFT ROOM

MODERN KITCHEN/DINER

OUTBUILDING WITH
POWER

TERRACED REAR GARDEN

VILLAGE LOCATION

GAS CENTRAL HEATING

LOCATION

Waddesdon is a picturesque village situated just six miles from Aylesbury, along the A41, in the heart of Buckinghamshire.

Well-regarded for its strong sense of community and historic charm, the village offers everyday conveniences including a local shop, traditional pub, and two popular village schools—all within walking distance of the property. A key highlight is the renowned Waddesdon Manor,

a stunning National Trust estate right on your doorstep, offering beautifully maintained grounds, seasonal events, and cultural attractions. This sought-after location blends countryside tranquillity with practical amenities and excellent road links.

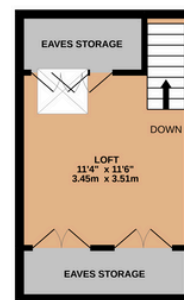
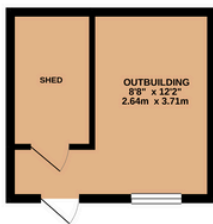
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We Sold It are delighted to present this charming two-bedroom end-of-terrace Victorian cottage, nestled in the heart of the ever-popular village of Waddesdon. Full of character and period charm, the home features exposed timber beams, a cosy log-burning stove, and tasteful décor throughout. The accommodation includes a welcoming lounge, stylish kitchen/diner, and ground floor bathroom, with two bedrooms on the first floor. A versatile loft room—currently used as a bedroom—offers potential as a home office or hobby space (please note, this is not a formal bedroom). Outside, the property enjoys a low-maintenance terraced rear garden and a timber-built outbuilding with power and lighting, ideal as a workshop or office. Presented in excellent condition and benefitting from gas central heating, this cottage offers a wonderful blend of heritage and practicality in a highly desirable village setting.





TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

*Fastest Train from Aylesbury to London Marylebone

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