



Golden Mede

| Waddesdon | Bucks | HP18 0NG



Williams
PROPERTIES

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Williams Properties is thrilled to showcase this stylish and expertly crafted family home, located within the award-winning Golden Mede development in Waddesdon, a project led by the Rothschild Foundation. This three-bedroom Scandinavian-inspired home maximizes its square footage, featuring a spacious open-plan ground floor featuring under floor heating and a striking double-height ceilings. With 50% more storage than a typical new build and outstanding energy efficiency, this home offers both practicality and sustainability. Waddesdon provides a wealth of local amenities, excellent transport connections, and highly regarded schools, making it the ideal location for modern family living.

Offers in excess of £545,000

Waddesdon

Waddesdon village is steeped in history including a church of Norman origins and the magnificent Waddesdon Manor. Extensive shopping facilities are situated at Bicester Village Retail Outlet, Aylesbury, Milton Keynes and Oxford. The village itself offers a Shop including a Post Office, a Doctor's Surgery, Pubs, the Five Arrows Hotel and an Indian Restaurant. Primary and Secondary Schools can be found in the village and Grammar Schools at nearby Aylesbury. Commuting by train can be found just 4 miles away at the Aylesbury Parkway station with railway links to London (Marylebone approx. 57 mins).

Council Tax

Band D

Local Authority

Buckinghamshire Council

Estate Charge

There is an estate charge of £500 per annum.

Services

All main services available





- No Chain
- Award Winning Residential Project
- Under Floor Heating Throughout Downstairs
- Local Amenities
- Three Bedrooms
- Village Location
- Private Road
- Viewings Highly Recommended

Kitchen/Dining/Living Area

Enter through the front door into the bright and airy kitchen/dining/living area, panoramic windows throughout, engineered oak flooring with underfloor heating throughout, ample space for living and dining room furniture and the ceilings are 2.8m high to give the most wonderful feeling of space and openness.

The kitchen area features twin banks of sleek and seamless base mounted units sat below work surfaces, elegantly dividing the kitchen from the dining and living area, including a range of appliances including an integrated oven, electric induction hob, a pendant extractor fan, washing machine and a hand wash basin with a mixer tap. Spotlights to the ceiling.

Finally, to the rear you have the generous living room, with a charming wood burner making it a cosy space on even the frostiest of winter evenings, pendant lights to the ceiling, wall to wall sliding doors offering access to the private hedge lined enclosed rear garden and there is double height cathedral style ceilings to the rear with stairs rising to the first floor.

Bedroom

This downstairs bedroom features engineered wood flooring under floor heating, spotlights to the ceiling, a large window to the side aspect, a door to a storage cupboard and a downstairs shower room. Ample space for a double bed and other bedroom furniture.



The commuter village of Waddesdon offers a general store with Post Office, Doctor's Surgery, Public houses, and the renowned Five Arrows Hotel. Primary and Secondary Schools can be found in the village and Grammar Schools at nearby Aylesbury. A fantastic new cycle path links Waddesdon directly to the Aylesbury Vale Parkway station.



Shower Room

This downstairs shower room is comprised of spotlights to the ceiling, tiled flooring, a hand wash basin with a mixer tap, low level WC, a vertical frosted window, a heated towel rail, inset shower unit and doors to the downstairs bedroom and kitchen/living area.

First Floor Landing

This first floor landing is comprised of carpeted flooring, a wall mounted radiator and doors to a storage cupboard, bathroom and both bedrooms.

Bedroom

This dual aspect bedroom consists of carpeted flooring, a pendant light to the ceiling, an inset wardrobe, a wall mounted radiator, two vertical windows to the side and rear aspect and an elevated cathedral style ceiling.

Bathroom

This family bathroom features tiled flooring, a wall mounted radiator, spotlights to the ceiling, a hand wash basin with a mixer tap, low level WC and a bathtub with an overhead shower fitted. Plenty of space for a double bed and other bedroom furniture.

Bedroom

This bedroom is comprised of carpeted flooring, cathedral style elevated ceiling, a wall mounted radiator, a large vertical window to the front aspect, pendant light to the ceiling and ample space for a double bed and other bedroom furniture. Features a walk in wardrobe leading to the en suite shower room.

En Suite

This en suite bathroom is comprised of tiled flooring, a tiled shower unit, a frosted vertical window and a large sky light window. Also features a heated towel rail, a inset hand wash basin with a mixer tap, low level WC and spotlights to the ceiling.

Rear Garden

This enclosed rear garden features a small patio area with grass lawn to the remainder, enclosed by shrubbery. planning permission valid for a bike store to be connected to the side of the property.

Front Garden

This front garden is comprised of a walkway to the front door, shingle and lawn area.

Parking

There is allocated parking for two vehicles nearby and visitors spaces available on the private complex. There is electric charging cabling ready for immediate installation of your charger.

Buyer Notes

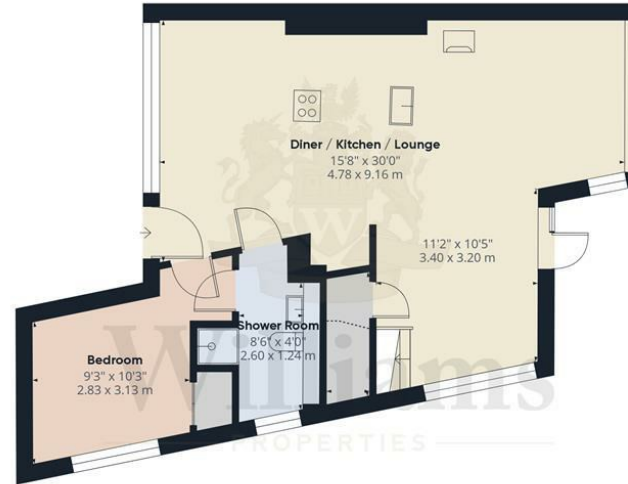
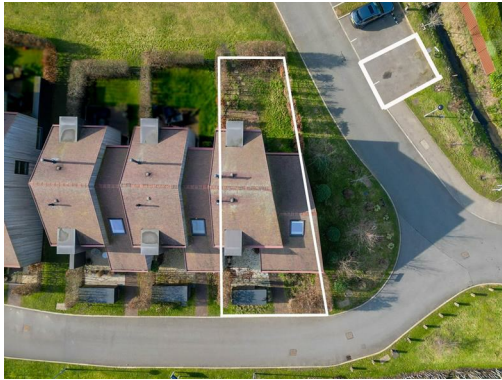
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-01) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0



Floor 1



Approximate total area⁽¹⁾

1181.26 ft²
109.74 m²

Reduced headroom

15.32 ft²
1.42 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.