



Hill House is a wonderful four bedroom detached house with accommodation of 2,527 sq. ft. set in landscaped grounds backing onto farmland. The house is presented in immaculate order throughout and has been designed for modern family living with good sized reception rooms, bedrooms, and spacious accommodation throughout arranged in both a contemporary and character style.

Situated on the edge of the sought-after village of Waddesdon which is best known for its Church of England secondary school which was recently granted Academy status and also for Waddesdon Manor a property of excellence within The National Trust. The village has a good range of amenities including a village shop/post office and two public houses along with the renowned Five Arrows Hotel. The property benefits from views over neighbouring countryside whilst being in an edge of village location just off the A41 to Aylesbury and Bicester, providing excellent transport links. It is well placed for commuting with Aylesbury Parkway station approximately 3 miles away with a service to London Marylebone in approximately 59 minutes.

Hill House for sale with no onward chain and we highly recommend an internal viewing to fully appreciate this exceptional home.

Full details available soon.





Accommodation Comprises:

Ground floor - Kitchen, Breakfast Room, Dining Room, Two further reception Rooms and Utility Room

First Floor - Four Bedrooms, Bathroom

Outside - Large Store Room and Parking for Several Cars.





Hill House, 118 High Street, Waddesdon

Approximate Gross Internal Area

Main House = 2021 Sq Ft/188 Sq M

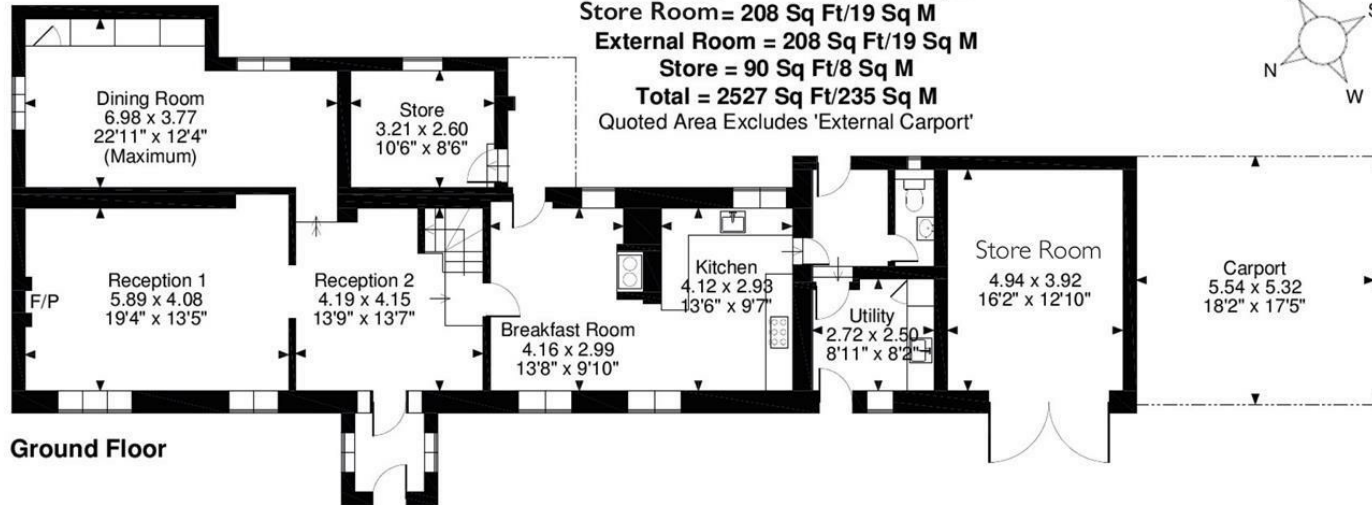
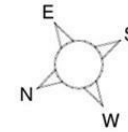
Store Room = 208 Sq Ft/19 Sq M

External Room = 208 Sq Ft/19 Sq M

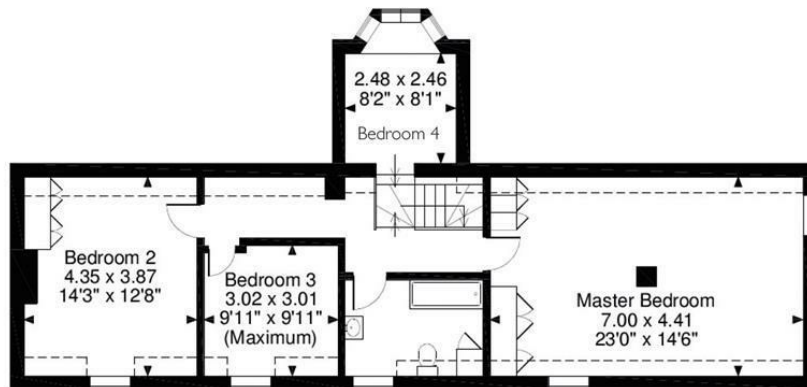
Store = 90 Sq Ft/8 Sq M

Total = 2527 Sq Ft/235 Sq M

Quoted Area Excludes 'External Carport'



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

