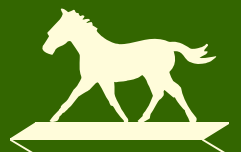




17 High Street, Waddesdon,
Buckinghamshire, HP18 0JB

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

17 High Street, Waddesdon, Buckinghamshire, HP18 0JB

A PIECE OF WADDESDON HISTORY. THE OLD BUTCHERS, A VICTORIAN HOUSE AND THE OLD SHOP WITH A COURTYARD AND OUTBUILDINGS.

A 3 Bedroom, 3 Reception Room Dwelling, for Renovation. Substantial Old Abattoir Building. Timber Barn. Parking. Yard. Gardens.

For sale Freehold

DESCRIPTION

The land on which the house is built was sold in 1877, the same year as Baron Rothschild became lord of the manor. The Adams family have owned the property since 1926, Ewart Newman having traded as the butcher there for a number of years prior, and the business closed in 1974.

The house is somewhat of an iconic local landmark, the gabled elevation facing onto the road still bearing the 'Adams' shop sign above a protruding hipped veranda and the old and untouched timber shop front, the only one of its type still remaining in the district.

To the rear of the plot sits a two-storey detached brick building, and also another outbuilding containing the cold store. Both the house, including the shop, and the abattoir retain a great deal of their original elements and provide a snapshot to a bygone era. Number 17 now requires total refurbishment and the outbuilding perhaps could be converted to an annexe or substantial home office or studio, maybe even a separate dwelling, all of the aforementioned though subject of course to the necessary planning consents. And it should be mentioned that the shop front in particular has been noted for its significance and heritage.

Internally number 17 is also relatively untouched, meaning the vast majority of the original features remain, but the accommodation requires complete modernisation. The entrance to the living space is at the rear where the door opens into a lobby and facing you is the staircase. There are three reception rooms, the two larger rooms retain their fireplaces (possibly marble), and the third formerly the scullery has the old cooking and heating range and a quarry tiled floor. An extension and kitchen was added many years ago and offers some fitted and freestanding units. The former shop is a time capsule with panelled walls, the tiled work counters, cool cabinets, broad sash display window, and hanging hooks suspended from the ceiling.

Upstairs are three double bedrooms, one with a walk-in closet, all with fireplaces. The bathroom provides a wc, wash basin, and a big cast iron and enamelled roll top bath.



OUTSIDE

The frontage is a possible parking space and immediately prior to the house is the black and terracotta apron where customers would have stood selecting their chosen fare.

A driveway runs down the side leading to gates and the yard. Off the end of the house is a covered area and an outdoor toilet sporting the authentic wooden facilities (planks of wood with a hole in the middle)

Within the courtyard are a timber barn (15'8 x 12'5) containing the cold store, and then the one-time abattoir and stabling. This outbuilding is two storeys in height and constructed of brick up to the first floor level, the rest is timber cladding. Its roof has clay tiles. Part of the upper floor was a hay loft, the door still in situ above the stable. There are three ground floor rooms, the stabling having conserved the feed troughs and the brick cobbles.

A small triangle of land sits behind the outbuilding and the property enjoys a garden coming off the southern corner of the outbuilding. It comprises of grass and an orchard and stretches parallel to Baker Street.

RIGHT OF WAY: A pedestrian right of way from the adjacent cottages crosses into the yard and out via the drive.

AGENTS NOTES:

This property delightful as it may be is not for the faint hearted and will demand comprehensive renovation, a good deal more than a lick of paint, so please consider this before arranging a viewing.

The presence of a substantial outbuilding raises the question of potential development and the outbuilding creating its own access from Baker Street. I stress that no vehicular access currently exists from Baker Street nor any dropped kerb. Another consideration is that number 17 lies in the conservation area and has in the past been stated as a local heritage asset. The property is sold as seen and will not be subject to any planning consents being obtained.

SERVICES

Mains Water, Electricity & Drainage.

VIEWING

Strictly through the vendors agent W. Humphries at Waddesdon 01296 658270

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 Quanton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar's Square Centre in Aylesbury, Milton Keynes and Oxford. The village itself offers a Convenience Store, Coffee Shop, Hairdressers Salon, Barbers, a Post Office, a Doctor's Surgery, Dentist, Vet, Pubs, the Five Arrows Hotel and an Indian Restaurant. 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.

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.

COUNCIL TAX - Band C £1,989.77 per annum (2023/2024)



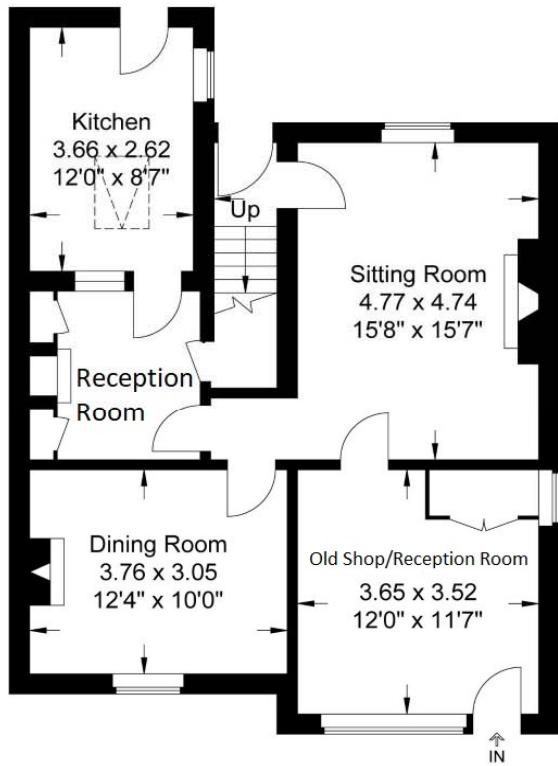
17 High Street, Waddesdon, HP18 0JB

Approximate Gross Internal Area = 120.79 sq m / 1300.17 sq ft

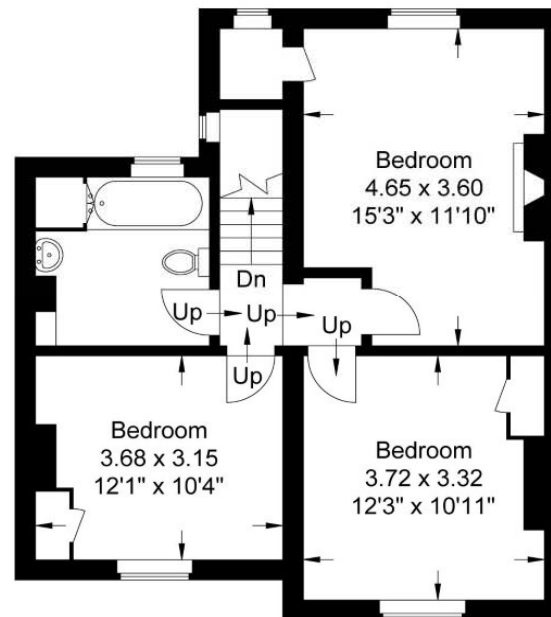
Outbuilding = 64.15 sq m / 690.50 sq ft

Total Area = 184.94 sq m / 1990.67 sq ft

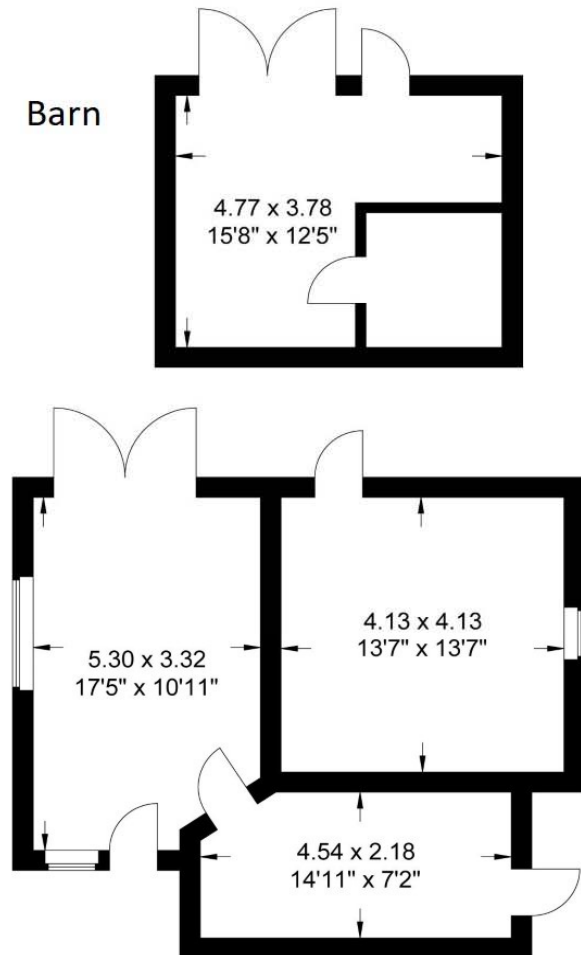
Illustration for identification purposes only,
measurements are approximate, not to scale.



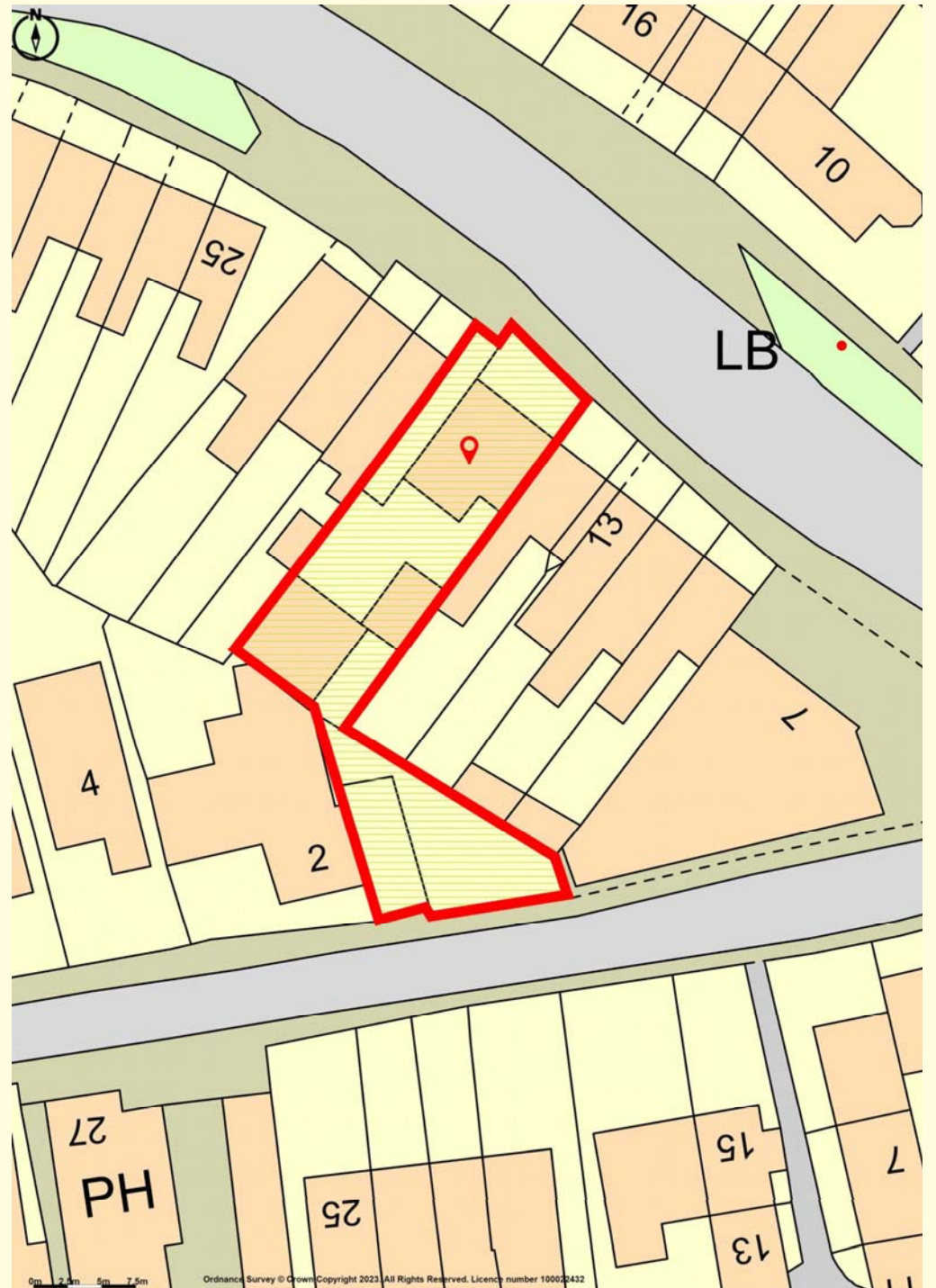
Ground Floor

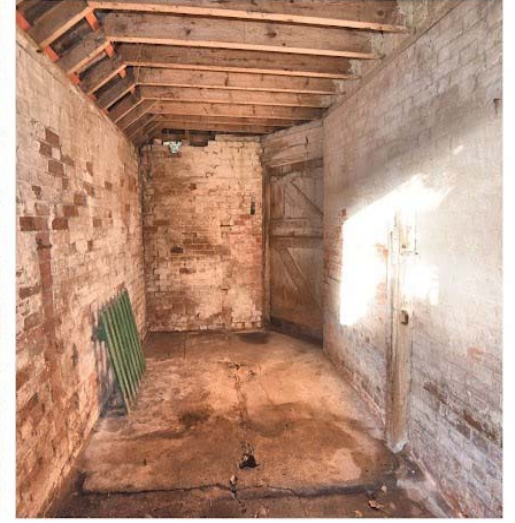


First Floor



Outbuilding





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.

