



19 High Street, Waddesdon,
Buckinghamshire, HP18 0JB

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)
19 HIGH STREET, WADDESDON, BUCKINGHAMSHIRE, HP18 0JB

**A LATE VICTORIAN HOUSE MODERNISED IN RECENT YEARS WITH LOTS OF CHARACTER
FEATURES OFFERED WITH NO UPPER CHAIN**

**Sitting Room, Open Plan Kitchen & Dining Room, Shower Room, 2 Double Bedrooms. Fireplaces and
Floorboards. 40ft Garden, Upvc Double Glazed Sash Style Windows**

GUIDE PRICE £295,000 Freehold

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 Quainton 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 great convenience Store with a post office, coffee shop, hairdressers salon, barbers, a Doctor's Surgery, dentist, vet, pubs, the Five Arrows Hotel and an Indian Restaurant, and Chinese takeaway/fish and chips. 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.

DESCRIPTION

19 High Street sits at the end of a small terrace dating from the late 1800's. The property has been refurbished in recent years by the current owners and is a characterful house with high ceilings, latched doors and tall skirting boards, it is freshly decorated and has no upper chain.

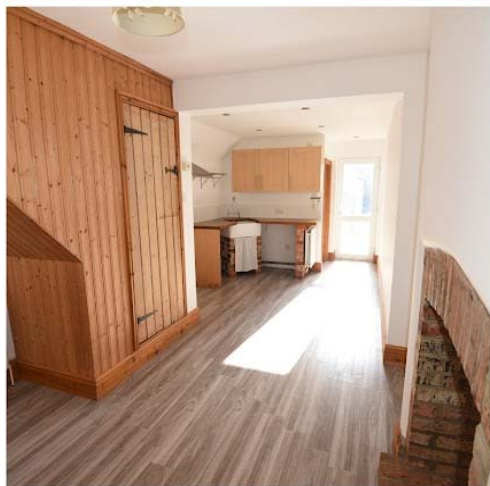
At the entrance a upvc double glazed door with leaded detailing and patterned glass opens into the sitting room with a large bay window to the front aspect and stripped pine floorboards. Both here and the dining room have attractive brick fireplaces, the sitting rooms fireplace open and working and the dining rooms suitable for a woodburning stove. The kitchen and dining room are open plan and the whole area has freshly installed grey vinyl flooring. In the kitchen are beech effect units, solid wooden worktops, downlighting, and either side of the butlers sink, plumbing for a dishwasher and a washing machine. Space is also provided to accommodate a fridge/freezer and a cooker (gas and electric options). The wet room has an overhead shower, there is a wash basin, wc, ladder style towel rail/radiator, mosaic tiled flooring, and in the cupboard is the combination boiler.

On the landing is a loft hatch. The two double bedrooms each have floorboards, the larger bedroom retaining its cast iron Victorian fire surround and grate.

OUTSIDE

At the front are wrought iron railings and paving. To the rear of the property is a patio garden approx. 40ft long containing a 14ft x 6ft timber shed with mains electricity and at the end a 10ft x 6ft block built building with a concrete floor. In between the shed and the outbuilding lies a courtyard.

NB: There is a right of way across the rear from the neighbouring property.



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 B £1,741,04 per annum (2023/2024)

SERVICES

Mains water, electricity, drainage and gas.

VIEWING

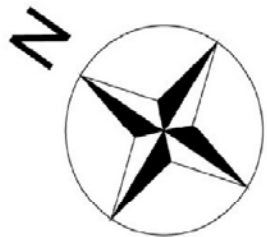
Strictly via the vendors agent W Humphries Ltd

DIRECTIONS

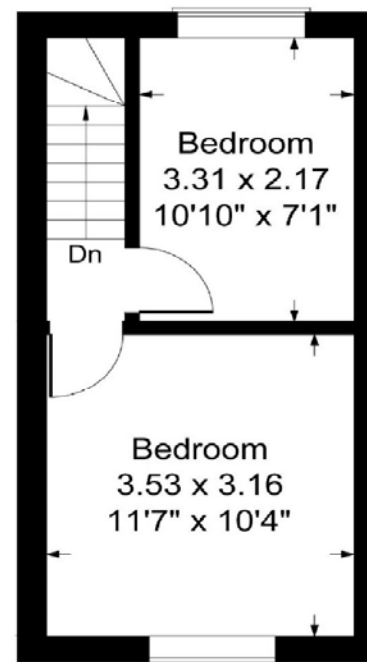
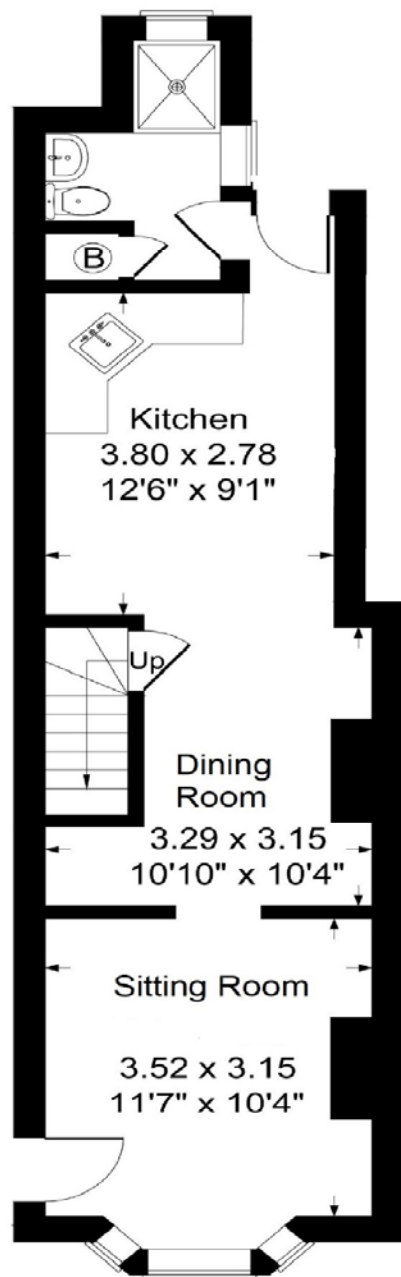
From Aylesbury take the A41 towards Bicester into Waddesdon and the High Street. Number 19 is on the right hand side past the tyre garage.

19 High Street

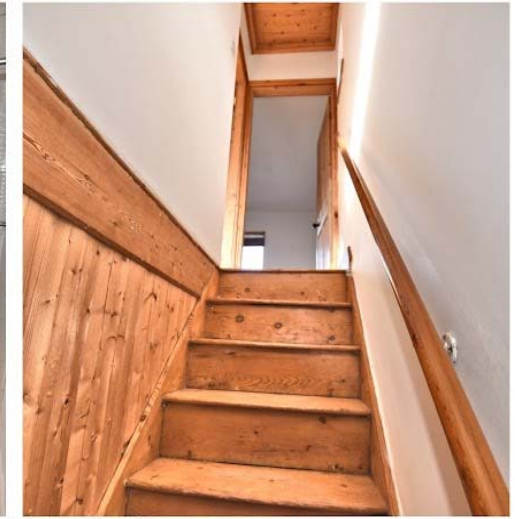
Approximate Gross Internal Area = 59.53 sq m / 640.77 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale,
produced by The Plan Portal 2024.



Ground Floor



First Floor



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