



27 Frederick Street  
Waddesdon, Bucks, HP18 0LU

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

## **27 Frederick Street, Waddesdon, Buckinghamshire, HP18 0LU**

**OFFERED WITH NO CHAIN, A CHARMING VICTORIAN HOUSE THAT HAS A GOOD SIZE GARDEN BACKING ONTO OPEN FIELDS AND COUNTRYSIDE. THREE FLOORS OF ACCOMMODATION, ALL WELL PRESENTED.**

**Sitting/Dining Room with Woodburning Stove, Kitchen, Downstairs Bathroom & WC, 3 Double Bedrooms including Attic Bedroom. Parking for a Vehicle. 70ft Deep Garden.**

### **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, a popular coffee shop, hairdressers salon, 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.

### **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.

### **DESCRIPTION**

Like much of Frederick Street number 27 is a Victorian house that has been improved and the accommodation extended over the years. The property is well presented, has no upper chain, and benefits from uninterrupted views over the neighbouring countryside.

The entrance leads into what used to be the first of two reception rooms, however the dividing wall has long since been removed to create one large open plan room suitable for living and dining, the former with a lovely mellow brick fireplace





and chimney breast hosting a cast iron woodburning stove on a stone hearth. The staircase is hidden behind a door at the far end and the room (as with the majority of the house) has downlighting.

In the kitchen are oak effect soft close units and drawers complimented by black granite style worktops and backstands. There is concealed lighting, spaces are provided for a washing machine and dishwasher (plumbing either of sink), and also a tall standing fridge/freezer. The AEG oven and Hotpoint hob are integrated and above the hob is a brushed chrome extractor hood. The tiled floor continues into the bathroom which contains a contemporary wash basin and vanity unit, and a panelled bath with a handheld shower and fitted shower screen. The wc is separate and adjacent the wc lies the boiler cupboard.

Upstairs are three bedrooms spread over two floors, the main bedroom having a dual aspect and the charming original fireplace and grate, and the second bedroom and attic bedroom enjoying the superb far-reaching outlook.

#### OUTSIDE

The frontage has been given over to block paving for parking.

At the rear is a paved patio and off the shed a covered loggia/store. The garden then has a lawn flanked by a flower bed and a gravelled seating terrace ahead of the pretty boundary wall. From all the garden but particularly here you can take in the adjoining pasture and fields.

**COUNCIL TAX** - Band C £1,989.77 per annum

**SERVICES** - Mains Water, Electricity, Gas & Drainage. The gas boiler was replaced 4 years ago and has 1 year warranty remaining.

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

**DIRECTIONS** - From Aylesbury take the A41 towards Bicester into Waddesdon and the High Street then turn right immediately after the pedestrian crossing in the middle of the village down Frederick Street.



# 27 Frederick Street

Approximate Gross Internal Area = 87.72 sq m / 944.21 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale,  
produced by The Plan Portal 2024.







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