



**14 Chestnut Close
Waddesdon
Buckinghamshire, HP18 0LJ**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



14 CHESTNUT CLOSE, WADDES DON, BUCKINGHAMSHIRE, HP18 0LJ

RARELY AVAILABLE IN THE VILLAGE, A DETACHED FAMILY HOUSE A FEW MINUTES WALK FROM THE SCHOOL, VERY WELL PRESENTED WITH LOTS OF PARKING AND A PRIVATE GARDEN.

Porch, Cloakroom, Sitting Room with Open Fire, Study/Family Room, Dining Room, Refitted Kitchen, Utility/Storage Room, Four Double Bedrooms, Family Bathroom, Driveway For Several Vehicles, Private Garden, Garage

Guide Price £550,000 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 an excellent pre school 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 Shops, a Post Office, a Doctor's Surgery, Pubs, the Five Arrows Hotel and an Indian Restaurant.

Aylesbury is about 5 miles with railway station to London (Marylebone approx. 55 mins), or Haddenham/Thame Parkway about 8 miles. 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. The Aylesbury line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.

Education;

Preparatory schools at Ashfold, Swanbourne and Oxford.

Pre school located in the village itself with both Primary and Secondary Schools also in Waddesdon.

Public Schools at Stowe, Berkhamsted and Oxford with Grammar Schools at Aylesbury.

Chestnut Close is a cul de sac of detached houses tucked away off a side street and only a few minutes walk from the school.

Number 14 has brick elevations under a clay tiled roof with upvc double glazed windows and the interior is very nicely presented. The sitting room and conservatory have tv points and USB charge points which can also be found in all the bedrooms. At the entrance is a porch, the oak laminate floorboards continues from here into all the reception rooms of which there are three, the principle one being the sitting room which has an open working fireplace with a



carved wood surround and black granite hearth. The study/family room adjacent has a cupboard and is a part conversion of the garage. In the dining room is the staircase with a wide arch into the kitchen and an open plan design to the brick and upvc conservatory looking over the garden. A new kitchen from 'Howdens' was installed a few years ago with hi gloss 'Burford' cream units and wooden style worktops. There is concealed lighting, laminate slate effect floor and space and plumbing for a washing machine. Integrated is a dishwasher, 4 ring gas hob (with extractor hood and stainless steel backplate) and an Indesit double oven/grill. The room has a very useful larder and there is a door out to the side of the house which is covered and enclosed serving as a utility and storage area that has power and light.

Upstairs are four bedrooms with even the smallest able to take a double bed, and a family bathroom with a white suite of wc, wash basin and panelled bath that has a chrome telephone style mixer tap and hand held shower. There is also an independent shower cubicle with a 'Triton' shower. There is a loft that has a fixed ladder; it is partly boarded with a light.

Outside;

At the front is a substantial pressed concrete driveway finished in a block paved

pattern where up to seven vehicles can be parked and the remainder of the garage 11'8 x 8'2

To the rear is a private garden that is not overlooked. There is a decked patio and seating area then a good size lawn with some flower beds. By the deck is an exterior power point, The timber 8' x 6' shed also has electricity connected.

Council Tax – Band E £2,661.00 per annum

Viewing;

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

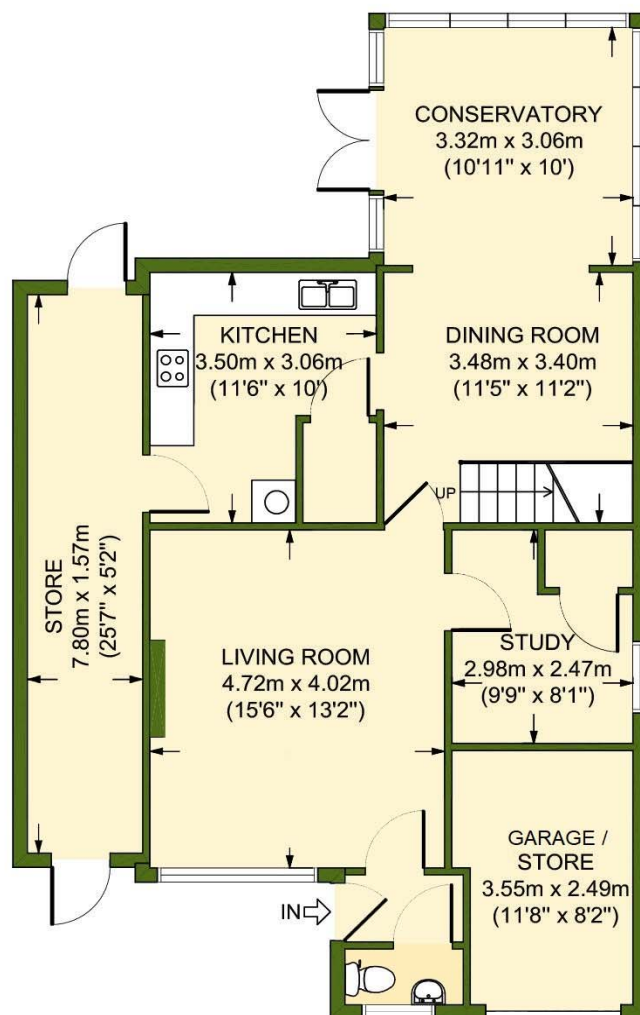
Services;

Mains Electricity, Gas, Water & Drainage.

Directions;

From Aylesbury take the A41 towards Bicester into the village and turn left at the tyre garage into Baker Street. Chestnut Close can be found on the right prior to the school turning.





GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 141 SQ M / 1518 SQ FT
14 CHESTNUT CLOSE, WADDESDON, HP18 0LJ

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.





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- 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.

