



8 Rose Terrace, Waddesdon,
Buckinghamshire, HP18 0LD

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles, Bicester 11 miles (Distances approx)

8 ROSE TERRACE, WADDESDON, BUCKINGHAMSHIRE, HP18 0LD

AN EXCEPTIONALLY WELL PRESENTED CONTEMPORARY COTTAGE STYLE THREE STOREY PROPERTY A FEW MINUTES WALK FROM THE SCHOOL.

Entrance Hall, Cloakroom, Fitted Kitchen, Sitting/Dining Room, Two First Floor Double Bedrooms & Family Bathroom, Second Floor Main Suite of Double Bedroom, Dressing Room & Ensuite Shower Room. Front & Rear Gardens, Off Road Parking and Garage

Guide Price £450,000 Freehold

DESCRIPTION

Rare in the village, Rose Terrace is a small modern development close to the extremely sought after Waddesdon School. They are attractive red brick houses under slate roofs with pvcu double glazed windows, many sash style in design, the accommodation set over three storeys, and number 8 is quite beautifully presented both inside and out.

In the hallway and sitting/dining room the flooring is Amtico luxury vinyl, the cloakroom being tiled and containing a wash basin and wc. There is a useful cupboard off the hall and the stairs meander up to the first floor. In the kitchen are hi gloss white soft close units and charcoal granite worksurfaces and backstands. A range of appliances are included, the fridge and freezer, dishwasher and washing machine are integrated, and built in is an AEG microwave, then a Zanussi induction hob and double oven/grill with a brushed chrome extractor hood over the aforementioned hob. The flooring in the kitchen is porcelain tiles. The sitting/dining room looks over the garden and has double doors leading out onto it and there is a large understairs storage space.

The first floor comprises 2 excellent double bedrooms, each with laminate flooring, and a lovely family bathroom, well equipped with a hand held and rainfall shower above the bath. The whole of the second floor is devoted the main suite where there is another generous double bedroom, an equally generous separate dressing room, and a contemporary shower room.

OUTSIDE

At the front a paved path leads to the entrance and a canopy porch, the path flanked by grass verges and mature hedging.

The rear garden is adorned with porcelain flagstones that make up the patio and provide a walkway to the end gate. It is a private area and mostly lawn fully enclosed by timber panel fencing.

From the end gate lies tarmac and a row of garages, number 8's garage and parking, the garage the second from the left.

COUNCIL TAX BAND

Band D £2,238.49 per annum

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 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 5miles 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

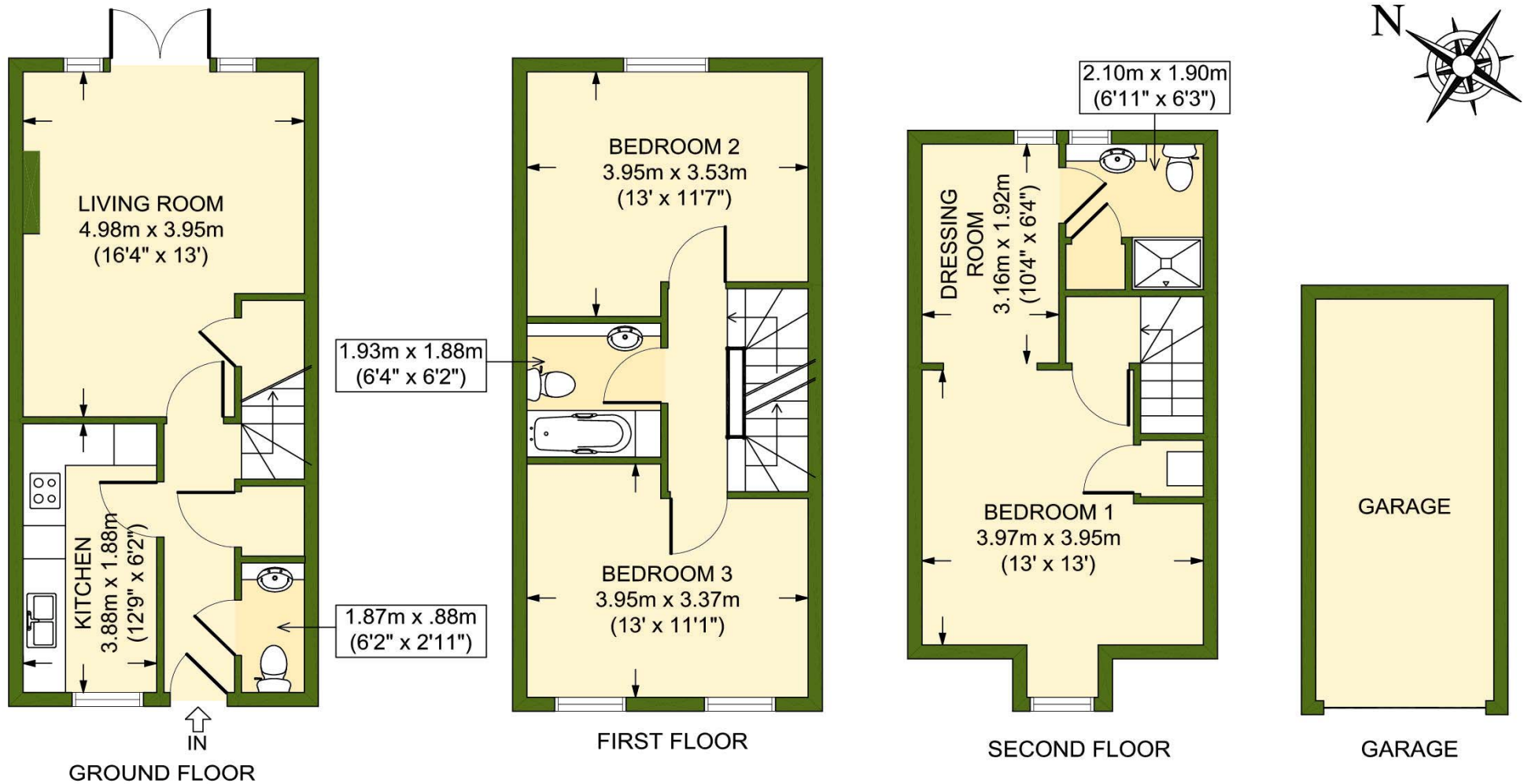
Preparatory schools at Ashfold, Swanbourne and Oxford. Pre Schools in Waddesdon. Primary and Secondary Schools in Waddesdon. Public Schools at Stowe, Berkhamsted and Oxford. Grammar Schools at Aylesbury.

SERVICES - Mains water, drainage, electricity & gas.

VIEWING - Strictly via the vendors agent.

DIRECTIONS - From Aylesbury take the A41 towards Bicester and into the village of Waddesdon. Upon entering the village at the first right hand bend turn left into Baker Street. Rose Terrace will be found on the right just after the road bends left.



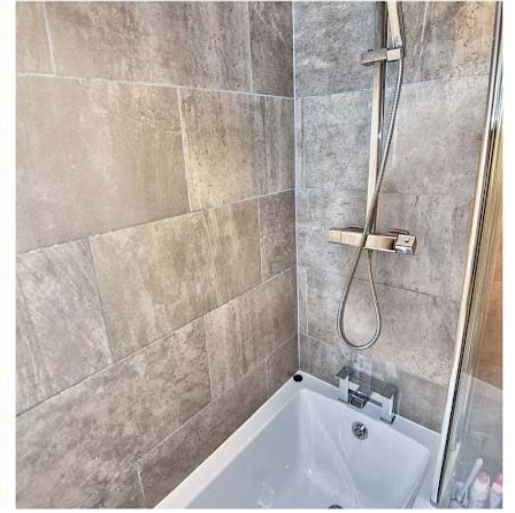
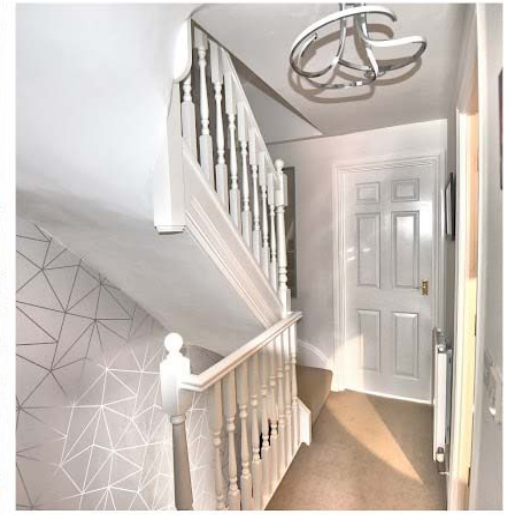


APPROX. GROSS INTERNAL FLOOR AREA 114 SQ M / 1228 SQ FT
 8 ROSE TERRACE, WADDESDON, HP18 0LD

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.



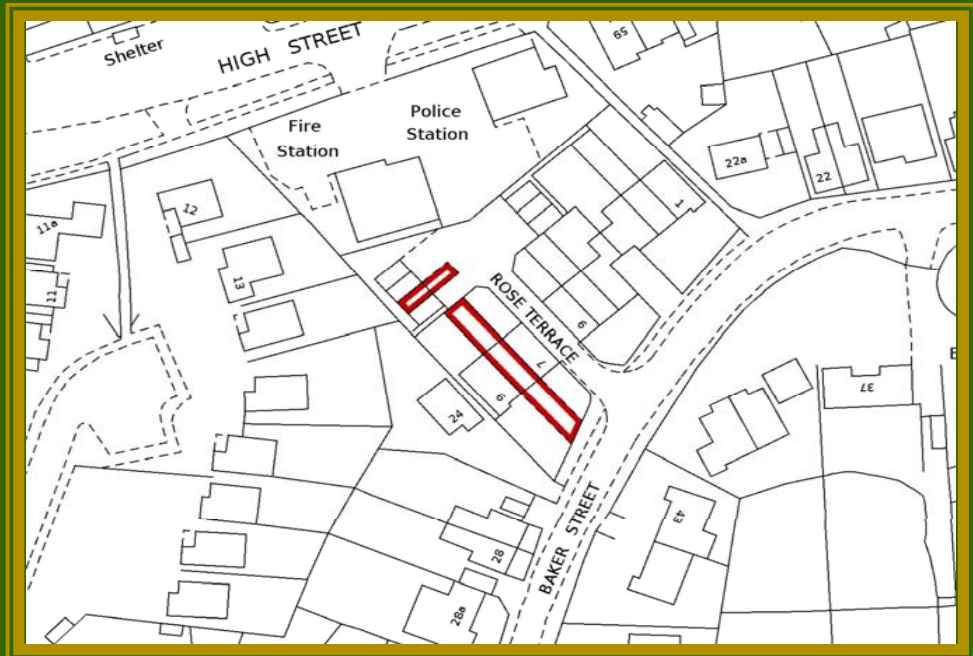
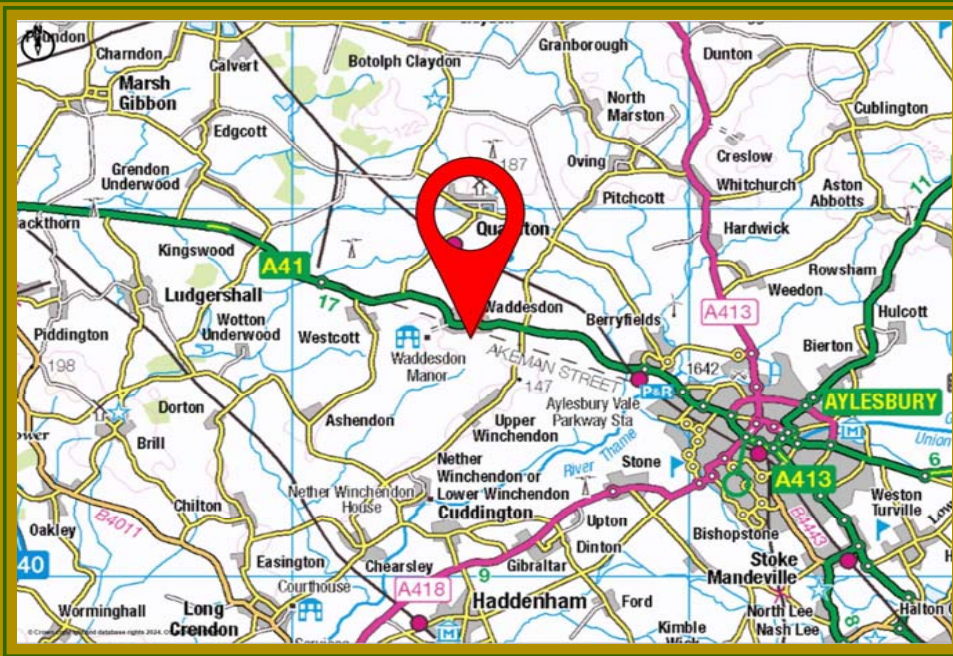




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- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
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- 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.



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