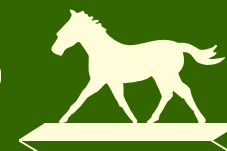




Orchard Nook, 29 Lower Green,  
Westcott, Buckinghamshire, HP18 0NS

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



Aylesbury 6 miles (Marylebone 55 mins), Thame & Haddenham Parkway 9 miles (Marylebone 40 mins) Times and distances approx.  
**ORCHARD NOOK, 29 LOWER GREEN, WESTCOTT, BUCKINGHAMSHIRE, HP18 0NS**

# **AT THE END OF A QUIET LANE WITH DELIGHTFUL COUNTRYSIDE WALKS, AN IMMACULATE DETACHED PROPERTY WITH A SUPERB 0.18 ACRE PLOT**

**Porch, Hall, Stunning Kitchen, Sitting Room, Dining Room, Conservatory, 3 Double Bedrooms (1 Ensuite Downstairs), Bathroom. Driveway for 4 or more Vehicles. Large Corner Plot Gardens**

Guide Price £515,000 Freehold

## **DESCRIPTION**

The property was built circa 1968 to house the nearby farms manager and sits at the very end of a no through lane with wonderful rural walks just a stone's throw away.

The current owners have extended the accommodation and overhauled the interior which now presents quite beautifully throughout. Another appealing feature of 29 Lower Green is the garden which extends to 0.18 of an acre, over 70ft in depth and 114 ft wide.

At the entrance via a composite door with double glazed patterned panels and fan light is a useful porch and another double glazed door then leads into the hall which has a laminate floor. To the right is a bedroom (could be used as a fourth reception room) that has quality fitted wardrobes across one wall and is served by a well-equipped ensuite shower room. The sitting and dining areas are an open plan L-shape with double doors to a conservatory at the rear, the conservatory overlooking the garden. There is a fantastic kitchen by 'Masterclass' and their 'Italia' range of sand coloured soft close curved units with concealed lighting, all complimented in baltic brown granite worktops, back stands and sills. Integrated 'Neff' appliances include an under fridge and freezer, dishwasher, slide and hide

oven, 5 zone induction hob, and angled extractor hood. A washing machine is remaining and the flooring is Italian porcelain tiles.

Upstairs are two double bedrooms, the larger containing built in wardrobes. In the bathroom is contemporary white furniture with a shower screen and Mira shower over the bath, and the floor has tiling. Both bedrooms enjoy a wonderful view up Lodge Hill.

## **OUTSIDE**

The tarmac driveway provides comfortable parking for 4 vehicles and adjacent lies grass and flowers. The garden wraps around the back and side of the house in a big swathe of private lawn, the total plot approximately 0.18 of an acre, or in layman's terms over 70ft deep and 115 ft wide. The main terrace located off the conservatory and kitchen is stone slabs and a second smaller patio can be found in the middle of the garden. Abutting the lane is a charming orchard boasting a variety of trees such as pear, cooking and eating apples, cherry, plum, damson, and greengage. In the fruit cage are strawberries, gooseberry and blackcurrant. Adjacent there is hardstanding with a greenhouse and timber shed.





## LOCATION

Westcott is a small village with a combination of modern and period property. It lies in the Parish of the larger village of Waddesdon and sits at the foot of Lodge Hill and the Rothschild mansion, Waddesdon Manor, with beautiful country walks in all directions.

There is a cricket club, delicatessen and small shop. The former M.O.D site is now the venture park and home to a number of businesses.

Aylesbury is some 6 miles (Marylebone 55 mins.). There is also a station at Haddenham – Thame Parkway, with frequent trains to London. Thame is approximately 9 miles with the M40 just beyond.

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.

Primary schools in nearby Waddesdon, Quainton and Grendon Underwood.

Secondary school at Waddesdon.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar schools at Aylesbury.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating.

## VIEWING

Strictly via the vendors agent W Humphries Ltd

## COUNCIL TAX

Band D £2,276.64 per annum (2024/2025)

## DIRECTIONS

From Aylesbury take the A41 towards Bicester through Waddesdon and after a mile or so turn left signposted left to Westcott. Lower Green is near the end of the village on the left.



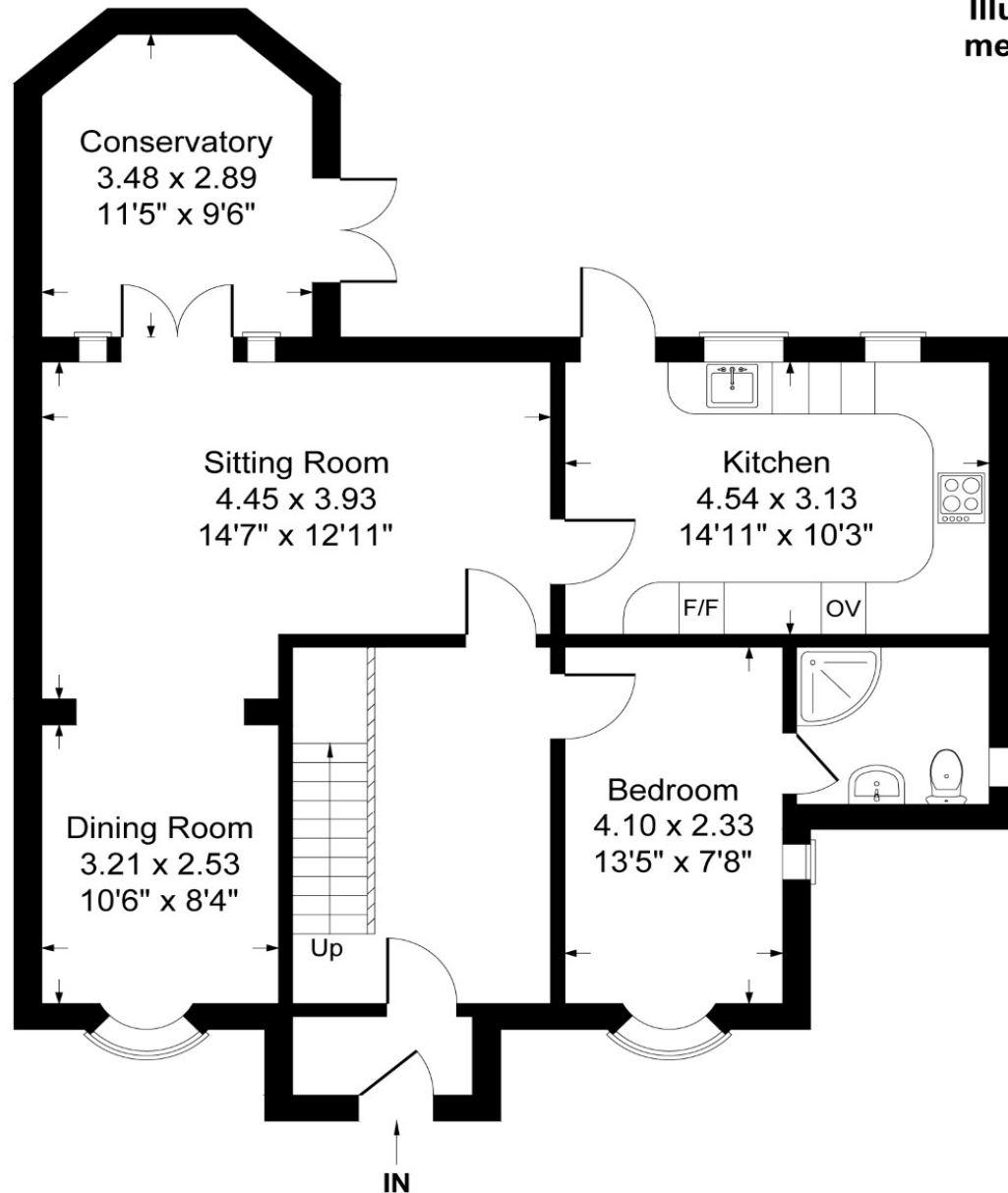




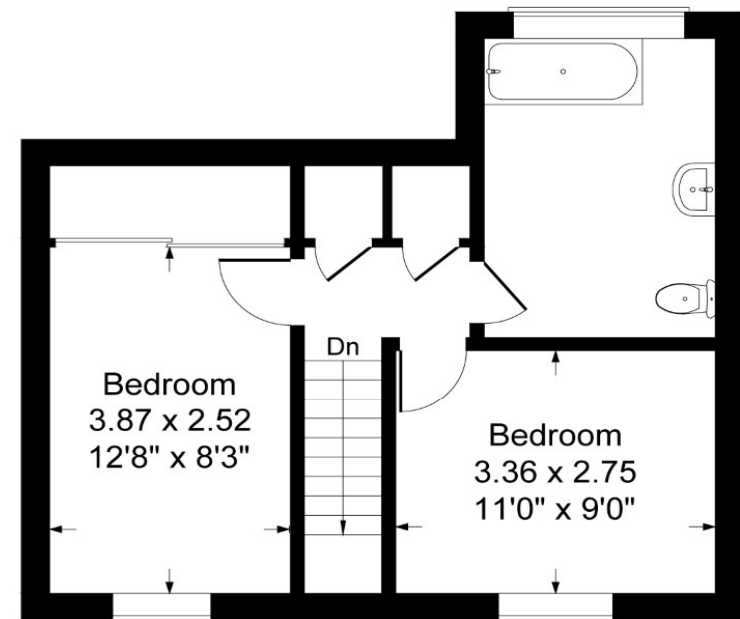
## 29 Lower Green

Approximate Gross Internal Area = 119.80 sq m / 1289.51 sq ft

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



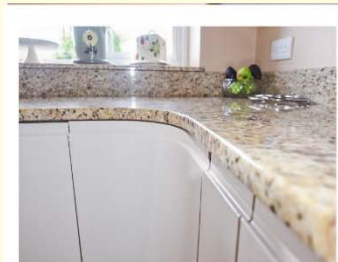
Ground Floor



First Floor















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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.
- 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.



