



20 New Street, Waddesdon,
Buckinghamshire, HP18 0LR

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)
20 NEW STREET, WADDESDON, BUCKINGHAMSHIRE, HP18 0LR

**BUILT A FEW YEARS AGO AND A RAREITY IN THIS POPULAR VILLAGE, AN EXCELLENT 2
BEDROOM HOUSE WITH SOUTH FACING GARDEN.**

**Hall, Cloakroom, Good Size Sitting Room, Kitchen/Dining Room, 2 Double Bedrooms (Both Ensuite).
Parking for 2 Vehicles. Patio & Lawn.**

Guide Price £375,000 Freehold

DESCRIPTION

Number 20 New Street was built by Messrs Bellway Homes approximately 4 years ago, one of a small cul de sac at the end of a side street. With much of the housing in Waddesdon being Victorian in origin contemporary properties are rare and particularly 2 bedroom properties, which is why they were 'snapped up' on this exclusive development when first sold.

The accommodation briefly comprises a hall with a laminate floor and coat hanging space into a good size sitting room. Across the back is an excellent kitchen/dining room that has double doors to the garden. The kitchen contains grey soft close units with concealed lighting and granite effect worktops. Integrated are a fridge and freezer, a dishwasher, a washing machine, 4 burner gas hob with extractor hood and an electric oven. Adjacent the dining area is a cloakroom.

Upstairs are two double bedrooms and a bathroom, the main bedroom boasting a panelled wall and bespoke range of built in wardrobes as well as an ensuite shower room. Bedroom two also has a cupboard and there is a door into the family bathroom effectively offering a second ensuite facility.

OUTSIDE

To the front is block paved parking for 2 vehicles then a small garden and paved path up to the entrance.

At the rear sits a flagstone patio and fully enclosed lawn. An exterior light and tap are provided and a gated access at the end leads round to the front of the house.

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, charity shop, 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.

AGENTS NOTES:

Circa 5 year NHBC guarantee remaining.
An annual residents charge of £300 applies.



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 C £2,087.91 per annum 2024/25

SERVICES

Mains Electricity, Gas, Drainage and Water.

VIEWING

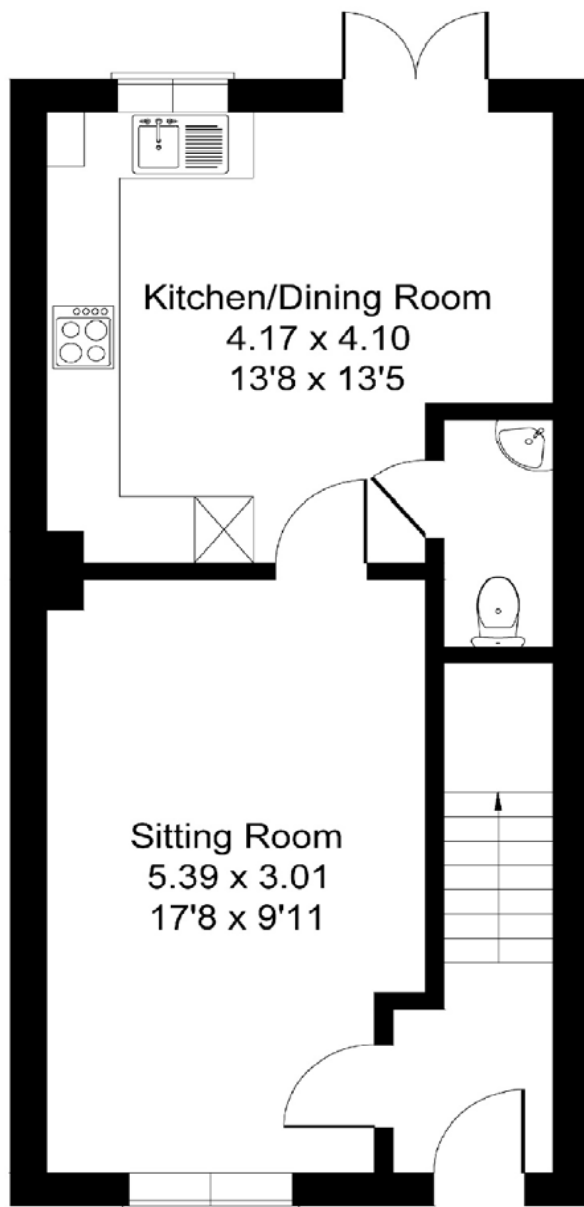
Strictly through the vendors agent W Humphries of Waddesdon. 01296 658270

DIRECTIONS - From Aylesbury take the A41 towards Bicester into Waddesdon. Turn right at the pedestrian crossing in the middle of the village into Quanton Road and a little way down right again into New Street.

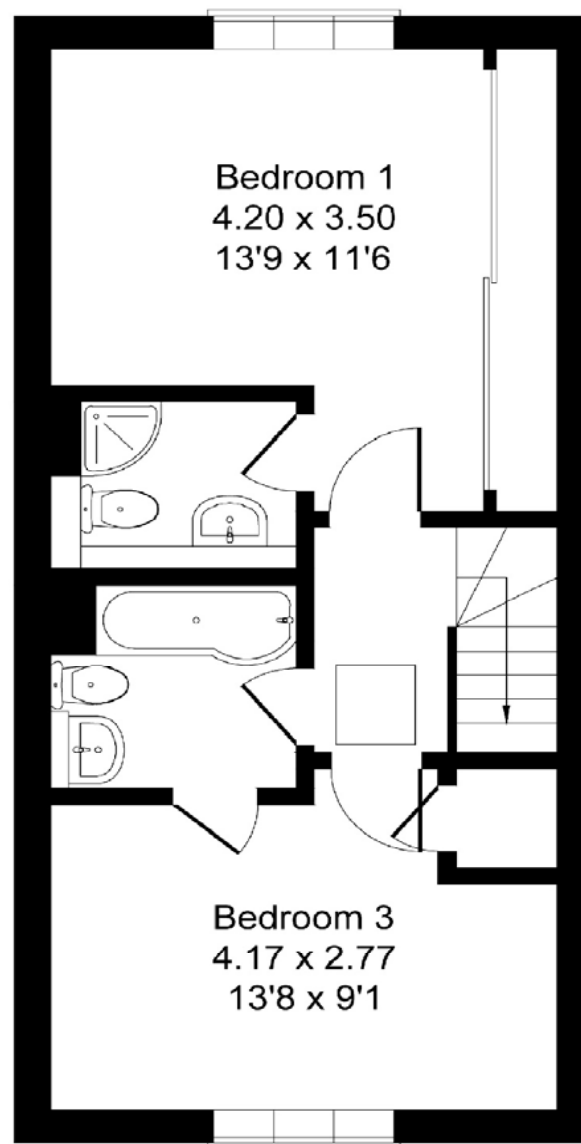
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.

20 New Street

Approximate Gross Internal Area = 80.39 sq m / 865.31 sq ft



Ground Floor



First Floor







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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.

