



1 Bakers Court, Baker Street, Waddesdon,
Buckinghamshire, HP18 0LE

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)
1 BAKERS COURT, BAKER STREET, WADDES DON, BUCKINGHAMSHIRE, HP18 0LE

**A GROUND FLOOR 2 BEDROOM FLAT WITH ALLOCATED PARKING
REQUIRING UPDATING LOCATED IN A POPULAR VILLAGE. CIRCA 60
YEARS REMAINING ON THE LEASE.**

**Hall, Open Plan Sitting Room & Kitchen, 2 Bedrooms (or Bedroom and Dining
Room/Study), Bathroom. Off Road Parking Bay for 1 Vehicle.**

GUIDE PRICE £170,000 Leasehold (60 years remaining)

DESCRIPTION

Bakers Court is a small purpose built block of flats constructed in the grounds of the old school. Number 1 is on the ground floor with a parking bay at the front and a path that leads to the rear where there is a cobbled porch with a picket fence. The accommodation requires refurbishment, mostly decorative, and could be utilised as either having 2 bedrooms or 1 bedroom with a dining room or study. All the rooms are accessed off the hall, the sitting room and kitchen are open plan, the latter with beech effect units and grey granite style worksurfaces incorporating a stainless steel sink. Integrated is a 'Belling' oven and halogen hob, spaces for a fridge and washing machine are provided. The dual aspect sitting room has a contemporary wall mounted electric fire.

The main bedroom is a generous double and bedroom two a really good size single. The bathroom has a white suite of wc, wash basin and panelled bath with a Triton shower above and the walls and floor are tiled.

SERVICES

Mains gas, electricity, water and drainage.

LEASE INFORMATION

The lease has a term of 99 years which commenced on 1st January 1986. Approximately 60 years remaining. We are informed the maintenance fees are £300.00 per annum. Insurance (calculated yearly) £330.00 per annum. Management account charges of £50.00 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 Quainton 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.

COUNCIL TAX

Band B £1,919.45 per annum 2025/26

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.

VIEWING

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

DIRECTIONS

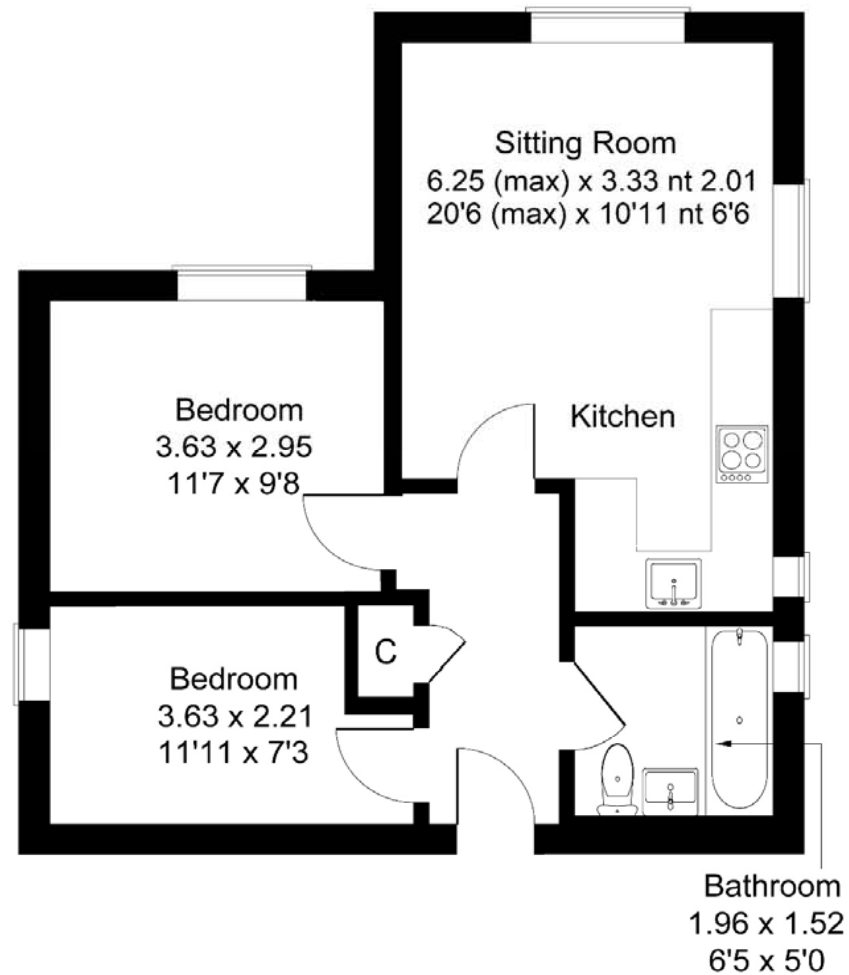
From Aylesbury take the A41 towards Bicester into Waddesdon. Turn left immediately prior to the tyre garage into Baker Street. Follow this road past the school and Bakers Court is on the right.



1 Bakers Court

Approximate Gross Internal Area = 46.45 sq m / 500.09 sq ft

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





IMPORTANT NOTICE

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- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 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.
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- 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.

