



9 High Street, Waddesdon,
Buckinghamshire, HP18 0JB

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

9 High Street, Waddesdon, Buckinghamshire, HP18 0JB

A RESTORED PERIOD COTTAGE WITH NEW KITCHEN, BATHROOM AND FRESHLY DECORATED. NO UPPER CHAIN AND READY FOR AN INVESTOR OR SOMEONE TO MOVE STRAIGHT INTO.

Sitting Room, Open Plan Kitchen & Dining Room, Bathroom with Separate Shower, 2 Double Bedrooms. Enclosed Rear Garden

GUIDE PRICE £275,000 Freehold

DESCRIPTION

The property has been completely redecorated with new new flooring, a new kitchen and new bathroom fitted, so in great order and ideal for someone looking for a quick move as there is no chain.

There is a front door into the sitting room but in truth you would likely use the side door as the main entrance. All the doors and windows are upvc double glazed, most of the former in the old sash style.

In the previously mentioned sitting room is a bay window, downlighting (LED) and a cast iron fireplace with a black tiled hearth and attractive patterned tiled slips. The fire is gas. The dining room and kitchen are open plan, the fireplace in the dining room this time though all cast iron and potentially working.

The staircase winds upwards and has a cupboard below and in between the kitchen and dining room is the side door. The kitchen has sage coloured soft close units with concealed lighting and granite effect worktops. Integrated are a fridge and freezer, dishwasher and a washer/dryer, and built in is an 'Electrolux' oven and 4 burner gas hob that has an extractor hood above. The whole room benefits from more LED downlighting and LED's set into the stairs, wall and floor plinths. At the end of the ground floor is the bathroom with a tiled floor, white suite of wc and wash basin (vanity unit underneath) and a freestanding roll top bath and claw feet bath. There is a mixer tap and hand held shower over the bath but also a separate shower cubicle with hand held and overhead rainfall showers.

On the first floor are two double bedrooms, each a good size and (as with the ground floor) with LED downlighting. The cottage has a large loft, possibly suitable for conversion to create another room.

OUTSIDE

To the front is a freshly laid patio bordered by a dwarf wall. A gated covered walkway runs down the side to an enclosed garden, seeded to become a lawn.

AGENTS NOTES:

- i. A right of way in favour of the neighbouring property crosses the rear.
- ii. A fire escape from the neighbouring business is accessed down the side.

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, beauticians, a Doctor's Surgery, dentist, vet, charity shop, pubs, the Five Arrows Hotel 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.

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 £2,193.66 per annum 2025/26

SERVICES - Mains Water, Electricity, Gas & Drainage.

VIEWING - Strictly through the vendors agent W. Humphries at Waddesdon 01296 658270

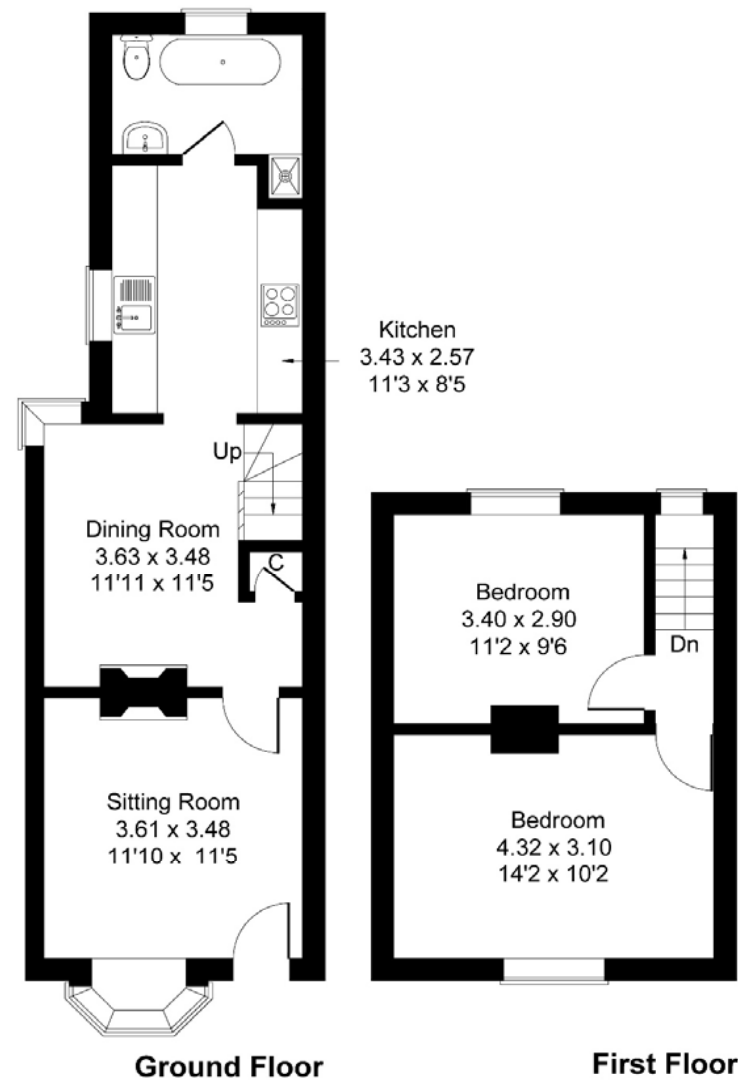
DIRECTIONS - From Aylesbury take the A41 towards Bicester into Waddesdon and the High Street.



9 High Street

Approximate Gross Internal Area = 66.88 sq m / 719.96 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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