



1 Whitchurch Close, Westcott,
Buckinghamshire, HP18 0PG

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.
1 WHITCHURCH CLOSE, WESTCOTT, BUCKINGHAMSHIRE, HP18 0PG

**A BUNGALOW FOR RENOVATION IN A PLOT EXTENDING TO 0.14 OF AN ACRE.
LOTS OF POTENTIAL BUT SUBSTANTIAL UPDATING REQUIRED AND CASH
BUYERS PREFERRED.**

**Hall, Kitchen, Sitting Room, 2 Bedrooms, Bathroom. Driveway for 2 Vehicles. Garage. Large
Garden Space.**

GUIDE PRICE £250,000 Freehold

DESCRIPTION

Whitchurch Close is a small cul de sac of bungalows set off the main street. Number 1 sits at the front with a large plot currently grass and open rather than being fenced in.

The property requires renovation but does offer the opportunity for extension (subject to consent) and conversion of the loft space as most if not all of the neighbouring bungalows have done so.

We urge interested parties to be fully aware that the bungalow will as a minimum need rewiring and total refurbishment and whereas cash buyers will be preferred should a mortgage be necessary the level of work is likely to be a stumbling block for a lender.

There are two entrances, each sheltered by a porch, at the front and side, the side entrance into the kitchen and the front entrance the hall. There is a sink and some cupboards and worktops in the kitchen and the sitting room hosts a fireplace that houses a parkray. The old white bathroom suite includes an enamelled bath.

Two good bedrooms are on right of the hall adjacent the garage.

The plot wraps around all three sides of the bungalow, all grass with a handful of trees.

A driveway can accommodate two vehicles and the garage has a metal up and over door and a personal door.

The large loft height measures 8'7" from the joists to apex to the roof.

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.

COUNCIL TAX

Band E £2,923.25 per annum (2025/2026)

SERVICES

Mains water, drainage and electricity.

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.

VIEWING

Strictly via the vendors agent W Humphries Ltd

CONNECTIONS

Railway Stations at Aylesbury (Marylebone 55 minutes), Thame & Haddenham Parkway 7 miles (Marylebone 35 minutes), Bicester 11 miles (Marylebone 1 hour), Oxford 22 (Paddington approx. 1 hour).

DIRECTIONS

From Aylesbury take the A41 towards Bicester and through Waddesdon and after a mile or so turn left at the roundabout signposted left to Westcott. Whitchurch Close is on the right hand side halfway through the village.



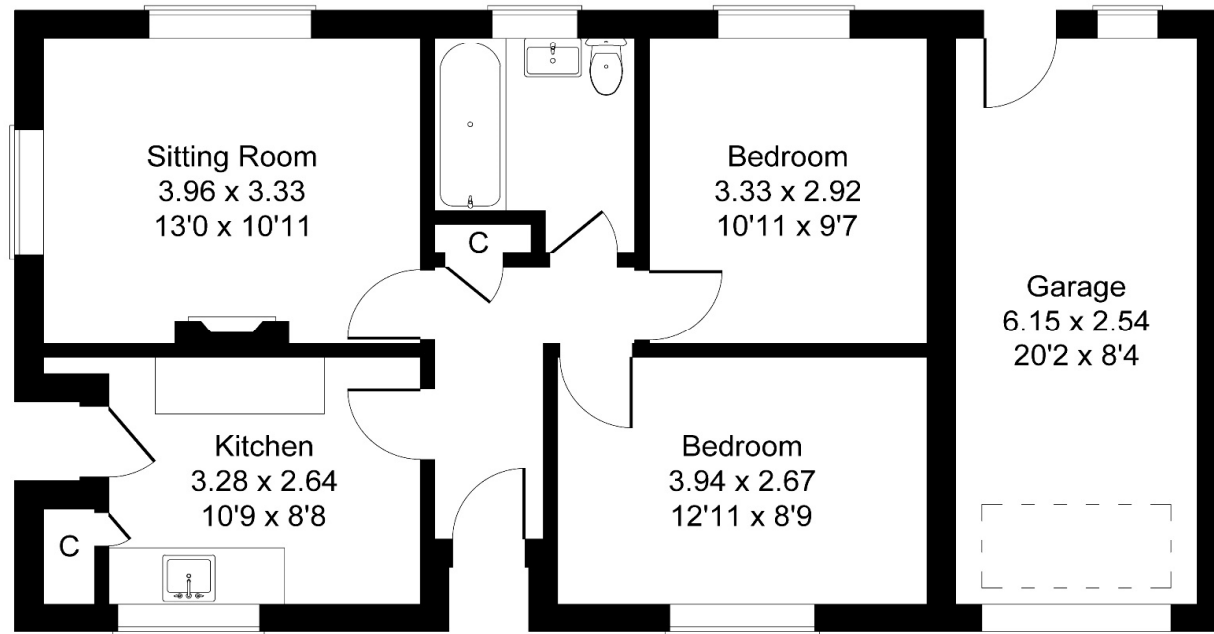
1 Whitchurch Close

Approximate Gross Internal Area = 55.12 sq m / 593.32 sq ft

Garage = 15.61 sq m / 168.05 sq ft

Total = 70.73 sq m / 761.37 sq ft

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



Ground Floor



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.
- 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.
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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.

