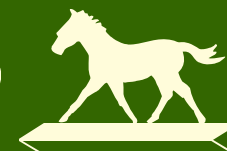




**32 Anstey Close, Waddesdon,
Buckinghamshire, HP18 0NB**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

32 ANSTEY CLOSE, WADDESDON, BUCKINGHAMSHIRE, HP18 0NB

A 1950's HOUSE EXTENDED IN RECENT YEARS AND NOW A SUBSTANTIAL FAMILY HOME. THREE FLOORS OF ACCOMMODATION AND LARGE GARDEN.

Hall, Downstairs Bathroom, Study, Sitting Room, Superb Open Plan Kitchen/Dining/Family Room, Utility Room, 4 First Floor Bedrooms & Bathroom, 2 Second Floor Rooms. Driveway for 5 Vehicles. 75ft Garden.

GUIDE PRICE £650,000 Freehold

DESCRIPTION

Anstey Close is at the eastern edge of the village, built just post war by the local authority. This very popular style of house is known for its sturdy construction, well-proportioned rooms and large garden area. Number 32 was extended several years ago resulting in what is now a substantial family home set over three storeys.

Much of the downstairs has chestnut shade laminate flooring with underfloor heating in the kitchen. Off the hall is a full bathroom, a study and a utility room, the latter with a stainless-steel sink, cupboards and worktops. Within the hall is a great coats and boots space and an understairs cupboard. In the comfortable sitting room stands a handsome carved stone fireplace with a cast iron woodburning stove inset. From the sitting room you walk through to a fantastic open plan family room/dining room/ kitchen, the family room having doors out to the garden. The kitchen is fitted in Howdens matt graphite soft close units and white blizzard quartz worktops. The dishwasher is integrated, spaces for a larger style fridge and freezer and a cooking range are provided. There is an extractor hood above the range and the whole room has LED downlighting. On the first floor are four bedrooms, three of them doubles and the main bedroom is extremely well appointed. The family bathroom contains a contemporary white suite, a vanity cupboard below the basin and over the bath are a handheld and rainfall shower and a shower screen.

The second floor has been converted into an excellent couple of rooms in an 'L' shape configuration naturally forming a study or living area and a bedroom. The walk in dressing room has potential for a shower room.

OUTSIDE

The frontage is a block paved driveway that can accommodate up to five vehicles.

The rear garden stretches to approximately to 75ft in depth and is over 30ft wide. Prior to the lawn is a stone terrace, with halfway down the left boundary a pink blossom tree and at the end of the lawn two beautiful mature silver birch. A path leads down to a big, paved area beyond the lawn and here sit 3 raised vegetable beds encased by sleepers, a potting shed and two further sheds. The potting shed has mains power and exterior lights.

At the side of the house is a gated access to the front and a covered porch and the boiler cupboard.

COUNCIL TAX – Band D £2,467.87 - 2025/26

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.

SERVICES – Mains electricity, gas, water and drainage.

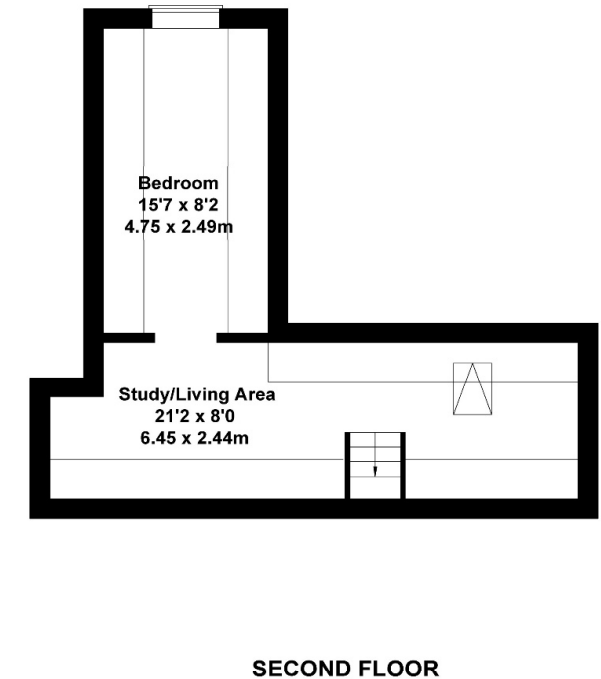
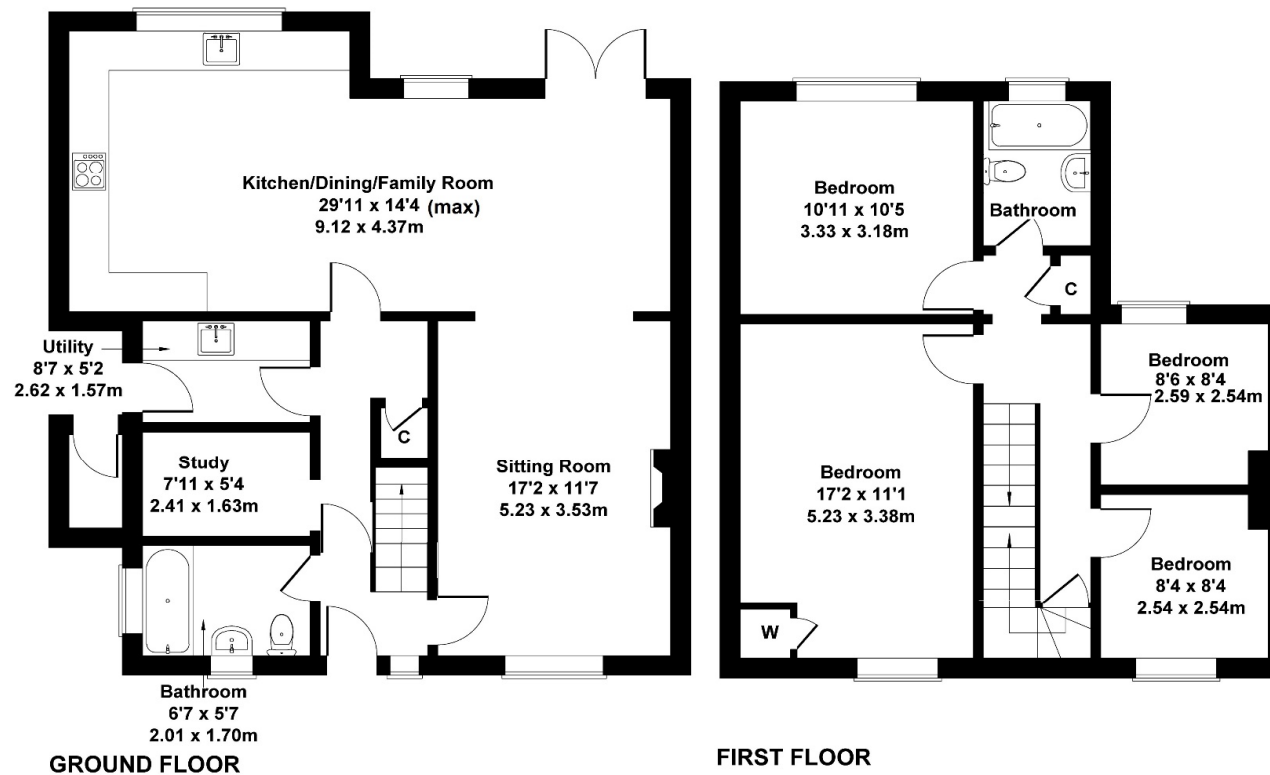




32 Anstey Close

Approximate Gross Internal Area = 168.80 sq m / 1817 sq ft

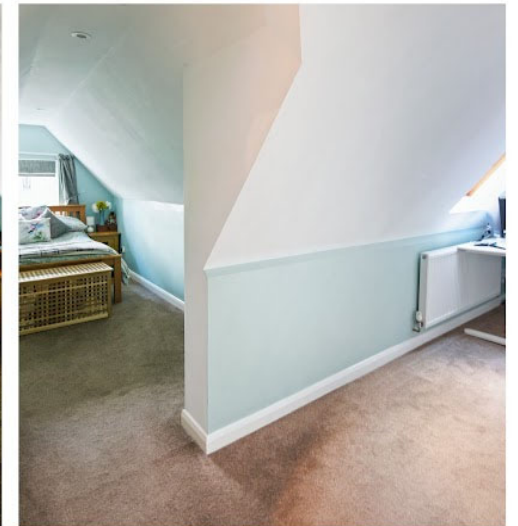
Illustration for identification purposes only,
measurement are approximate, not to scale,
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