



44 Frederick Street, Waddesdon,  
Buckinghamshire, HP18 0LU

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



**Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)  
44 FREDERICK STREET, WADDESDON, BUCKINGHAMSHIRE, HP18 0LU**

**A PERIOD HOUSE WITH A SUPERB GROUND FLOOR EXTENSION. LOVELY  
ACCOMMODATION SET OVER THREE STOREYS AND PRETTY REAR GARDEN**

**Porch, Sitting Room, Bathroom, Kitchen/Dining Room, Three Bedrooms. Parking to the Front.  
Landscaped Garden.**

**GUIDE PRICE £370,000 Freehold**

**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. The Greenway

is a hardstanding countryside walk that currently runs from Waddesdon to Aylesbury ending up at train station.

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 gas, electricity, water and drainage.

**COUNCIL TAX** - Band C £2,193.66 2025/6

**VIEWING** - Strictly via the vendors agent W Humphries Ltd



## DESCRIPTION

44 Frederick Street is a late Victorian semi-detached house with red brick elevations beneath a slate roof. The property has been extended on the ground floor and the loft has been converted giving it 3 bedrooms upstairs and downstairs a stunning bathroom and kitchen/dining area that have porcelain floors, the latter with electric underfloor heating. At the entrance is a porch and then a door into the sitting room which is formerly two rooms knocked into one and a really good size. The front aspect has attractive window shutters and there is a cast iron woodburning stove in the fireplace set on a slate hearth, and at the far end is the staircase. The whole room has floorboards. Beyond is the extension, and firstly, opposite the side door, is the bathroom, which has a contemporary white suite of wc, wash basin with drawers below, and a panelled bath equipped with a telephone style mixer tap and shower attachment. There is a separate cubicle that has an overhead monsoon shower, the walls around the shower cubicle and bath are decorated in gold mirrored tiles, an LED mirror can be found above the sink and in the vaulted ceiling is downlighting. The kitchen and dining room are open plan and wonderfully light and bright, the dining area being a mainly glazed conservatory looking over the garden. The kitchen is fitted with hi gloss, soft close, dove grey units and darker grey quartz worktops. Integrated are a dishwasher, washing machine, fridge/freezer, Neff double oven and microwave, and a 4 ring gas hob, above which is an extractor hood.

On the first floor is an excellent double bedroom with window shutters and fitted wardrobes all the way along one wall. The current owner has then made a slight alteration by removing the stud wall that used to separate the second room into a bedroom and hallway. It is now open with the second floor staircase in the corner however a stud wall could rather easily be reinstated should it be desired. The former loft is now a great double bedroom that has a velux window and under eaves storage cupboards.

## OUTSIDE

At the front are stone slabs providing parking for 1 vehicle. A gated paved path down the side leads to the rear garden that is attractively landscaped and comprises a stone patio, neat central lawn edged by flowers and shrubs and then a further patio at the bottom. The wider border contains some small trees and standing on the far patio is a wooden shed and the whole garden is enclosed with timber fencing. An outside tap is provided and electric sockets, and there is mains power to the shed.







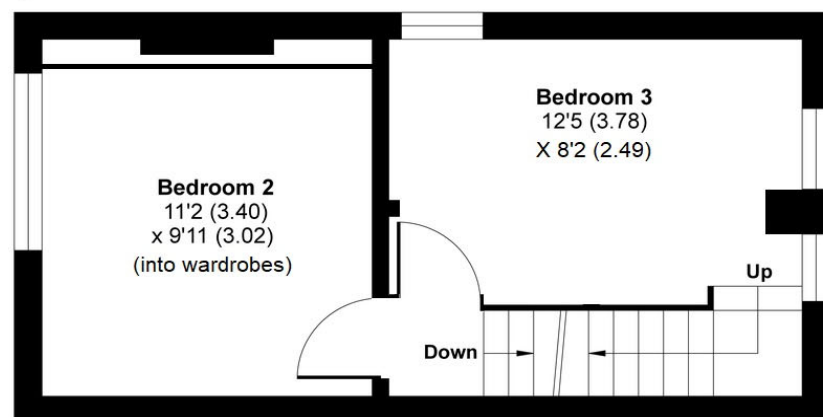
# Frederick Street, Waddesdon, Aylesbury, HP18

Approximate Area = 897 sq ft / 83 sq m

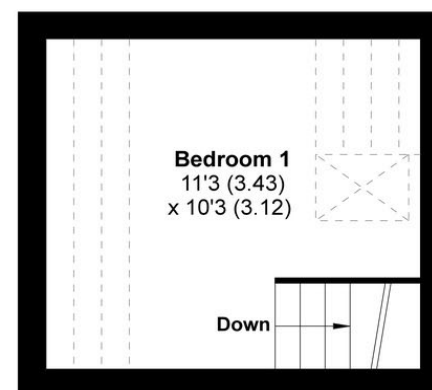
Limited Use Area(s) = 37 sq ft / 4 sq m

Total = 934 sq ft / 87 sq m

For identification only - Not to scale

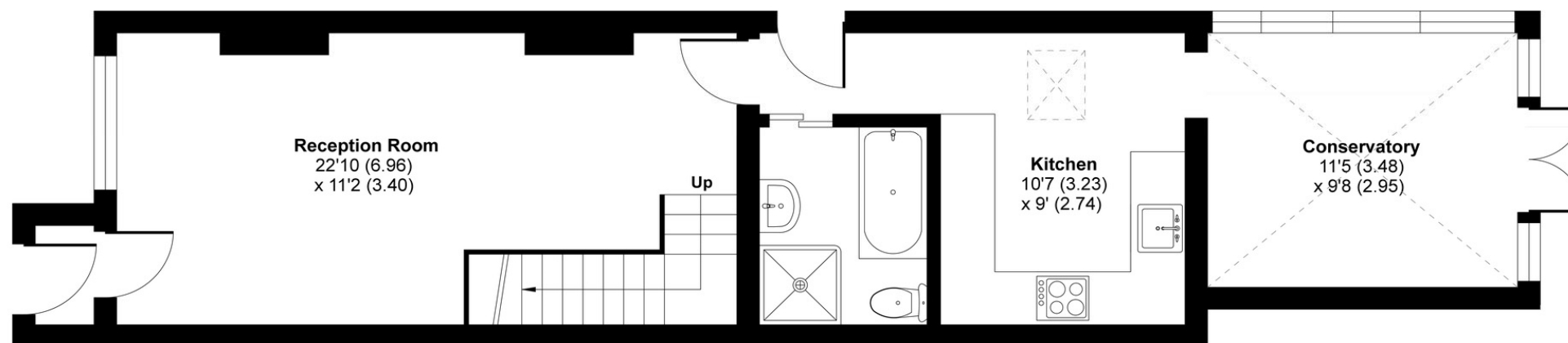


FIRST FLOOR



SECOND FLOOR

Denotes restricted  
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for W Humphries. REF: 650697

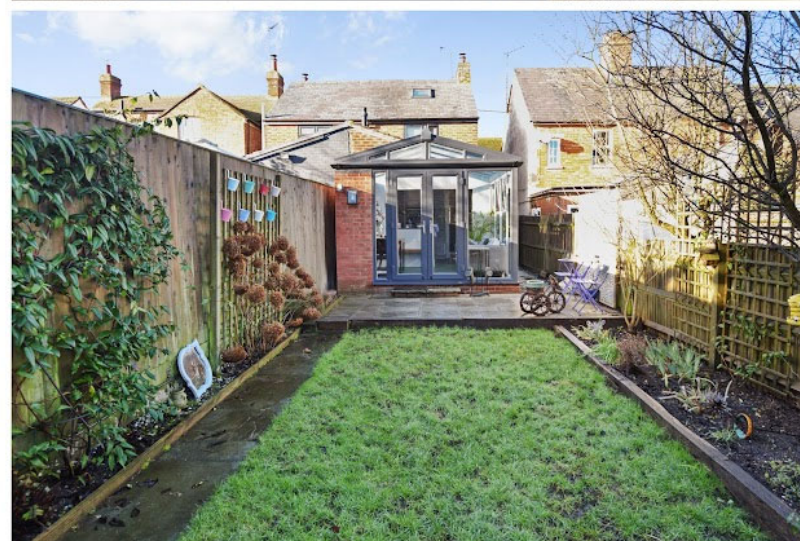












#### IMPORTANT NOTICE

**W. HUMPHRIES** for themselves and as Agents to the Vendors of the property give notice that:

- 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.
- 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.





Summer depiction of the garden



Summer depiction of the border

