



7 Baker Street, Waddesdon,
Buckinghamshire, HP18 0LG

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)
7 BAKER STREET, WADDESDON, BUCKINGHAMSHIRE, HP18 0LG

TUCKED AWAY DOWN A LANE, A LATE 1800's COTTAGE OF EXCELLENT DIMENSIONS THAT COMES WITH A DETACHED OUTBUILDING AND AN 80FT GARDEN.

KITCHEN/DINING ROOM, SITTING ROOM, 3 DOUBLE BEDROOMS (1 OF THEM ENSUITE), BATHROOM

GUIDE PRICE £350,000 Freehold

DESCRIPTION

The history we have gathered on 7 Baker Street is somewhat unconfirmed but the path it sits on was known as Sebastapol Lane and allegedly the well that used to be down this lane was a washing point for the village. Again we cannot be specific about dates, the cottage was probably built for workers needed by Lord Rothschild to create Waddesdon Manor.

There is no parking allocated for the property as it is hidden away down a path off a side street however what it lacks by way of parking is countered by the accommodation and an excellent outbuilding attached to an 80ft garden. Another quirk is that the outbuilding and garden are on the other side of the path so very slightly split from the cottage itself.

The entrance leads into a hall and to the left is a kitchen and dining area, the latter enjoying a large bay window. The kitchen is fitted with an extensive range of cream units and beech effect worktops and there is a peninsular acting as a breakfast bar. Integrated are a 'Neff' oven and 'Bosch' induction hob and both spaces and plumbing are provided for a washing machine and dishwasher. The floor is tiled. Right of the hall is the very comfortable sitting room, again boasting a bay window.

Upstairs is a nice landing and all three bedrooms are doubles, two across the front and one with a good sized ensuite shower room. A bathroom serves the others, which has a white suite and chrome furniture.

OUTSIDE

At the front are old wrought iron railings and mostly slate chips with some flowers and plants.

A few steps from the front railings and over the path is the outbuilding and to the side of that a gate into the garden. The outbuilding is brick construction under a corrugated boxed metal roof. It is divided into two rooms, each room has a personal door and windows and a concrete floor. In the larger room the old coal bunkers remain.

The garden is south facing and extends to over 80ft in depth. On the path boundary is timber panel fencing and the remaining boundaries are trees, hedge and bushes and all of these enclose a long lawn.

AGENTS NOTES:

As stated regarding the layout of the property please refer to the plan herein on the brochure. The garden and outbuilding are on the opposite side of the path to the cottage.

COUNCIL TAX BAND - Band D £2,605.14 per annum 2026/27

VIEWING - Strictly via the vendors agent W Humphries Ltd

SERVICES - Mains water, drainage, gas and electricity. Gas fired central heating



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 Quanton 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.



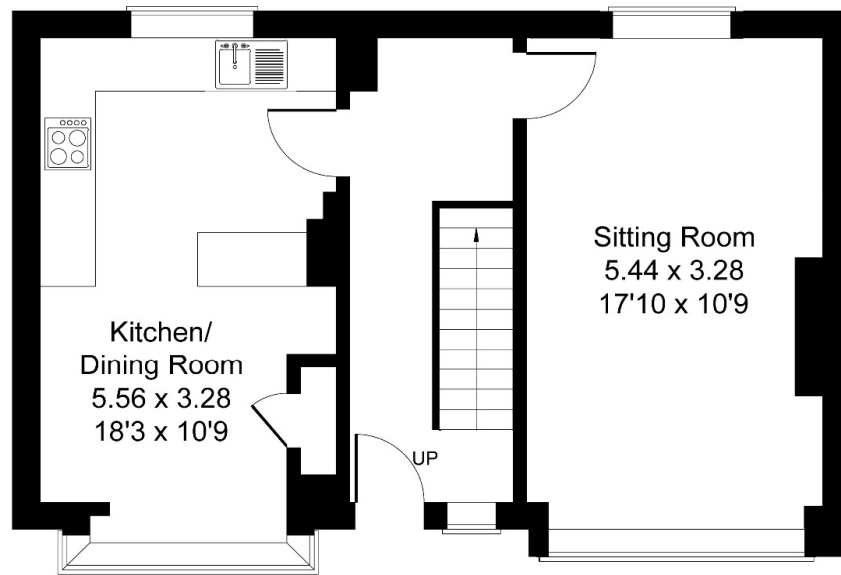
7 Baker Street

Approximate Gross Internal Area = 93.57 sq m / 1007.28 sq ft

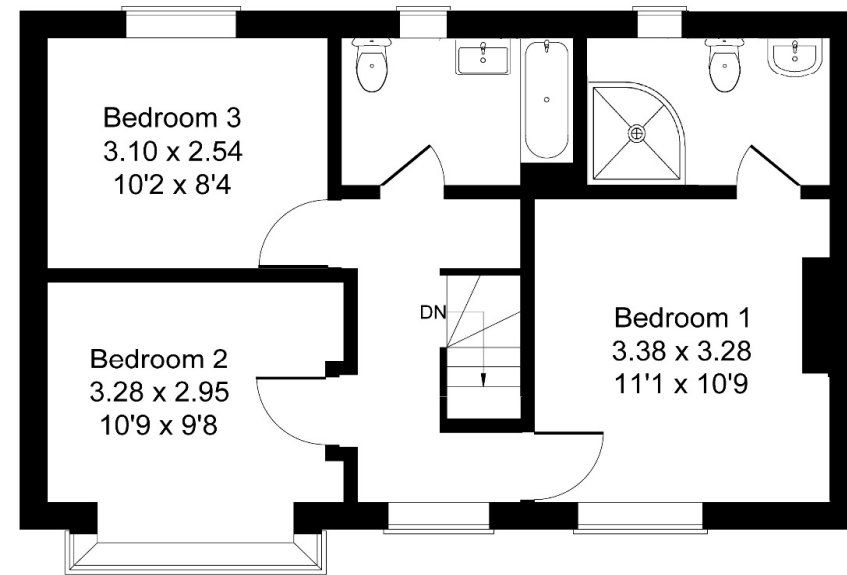
Outbuilding = 27.88 sq m / 300.20 sq ft

Total = 121.45 sq m / 1307.48 sq ft

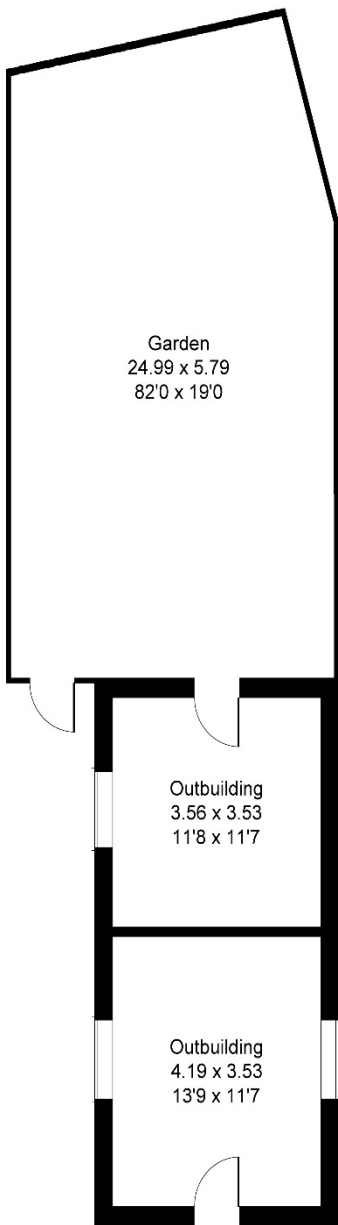
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Ground Floor



First Floor



Outbuilding

7 Baker Street

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