



5 Mill Court, Waddesdon,
Buckinghamshire, HP18 0LP

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY





Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)
Flat 5, Mill Court, Quainton Road, Waddesdon, Buckinghamshire, HP18 0LP

A CONTEMPORARY GROUND FLOOR FLAT AT THE EDGE OF THE VILLAGE WITH NO CHAIN
Hall, Sitting Room, Kitchen, Two Bedrooms, Bathroom. Allocated Parking, Communal Gardens

GUIDE PRICE £200,000 (Leasehold 88 years remaining)



THE PROPERTY

Mill Court consists of two small blocks of flats purpose built in the late 1980's near the outskirts of the village both with mellow brick elevations under clay tile roofs. Parking for each flat and for visitors is provided in a tarmac area, the grounds have matured now and are attractively filled with dwarf walls, lawns, hedging and trees lining the pathways.

Number 5 is on the ground floor of the easterly block and a few years ago the electric heating system was upgraded to modern flat panel thermostatic electric radiators. The entrance door and all the windows are pcvu double glazed and a wood effect, the door leading into the hall where there is an airing cupboard.

The sitting room is a great size with bamboo floorboards and sliding patio doors out to a paved area. The sitting room is separated from the kitchen by an arched wall and in the kitchen are a range of white base and eye level units and granite effect roll edge worksurfaces. The room has a vinyl floor, an integrated Beko halogen hob and electric oven and spaces are provided for appliances including a washing machine (plumbing in situ), and a tall standing fridge/freezer.

The two bedrooms are off of the hall, bedroom one a really well proportioned double and bedroom two a single. A white suite is in the bathroom comprising a wc, wash basin and a panelled bath that has a Triton shower and a shower screen.

AGENTS NOTE: We are informed there is a service charge amounting to £180.00 per month and ground rent of £150 per year. The lease was granted for 125 years in 1989, thus approximately 88 years remaining. The owners of the flats are currently investigating the purchase of the freehold.

COUNCIL TAX – Band B £2,026.22 2026/7



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 Aylesbury Vale Parkway train station.

TRANSPORT

Aylesbury (approx. 5 miles away) has a railway station to London (Marylebone approx. 55 mins), or Haddenham/Thame Parkway (about 8 miles). The market town of Thame is about 9 miles and Oxford is approx. 22 miles. The M40 motorway beyond gives access to London, Oxford, Birmingham, the M25 network, Heathrow, Gatwick and Luton airports. The Aylesbury railway line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.

EDUCATION

The village has excellent state pre schools and both a junior and highly sought after secondary school, Waddesdon Church of England School. Preparatory schools at Ashfold, Swanbourne and Oxford. Pre Schools in Waddesdon. Primary and Secondary Schools at Waddesdon. Public Schools at Stowe, Berkhamsted and Oxford. Grammar Schools at Aylesbury.

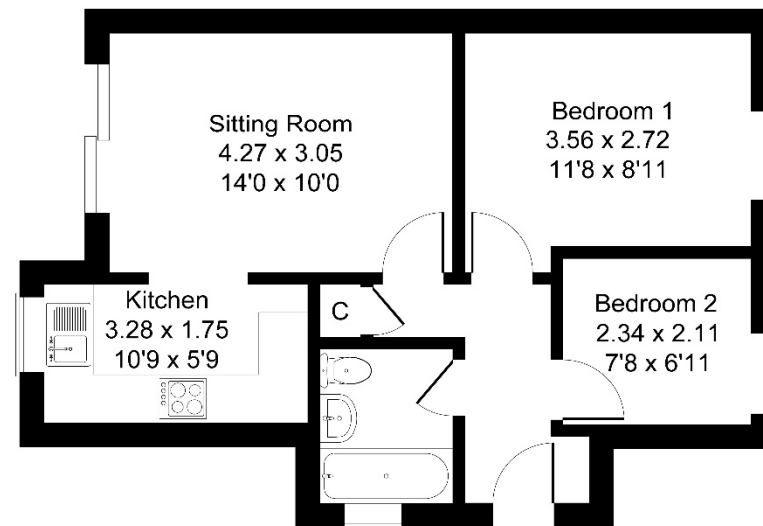
SERVICES: Mains electricity, water and drainage.



5 Mill Court

Approximate Gross Internal Area = 44.37 sq m / 477.69 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



IMPORTANT NOTICE

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