



52 Frederick Street, Waddesdon,
Buckinghamshire, HP18 0LX

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY





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

VERY RARE NOW, AN EDWARDIAN HOUSE FOR RENOVATION IN A POPULAR STREET AND VILLAGE.

Sitting/Dining Room, Kitchen, Bathroom, 2 First Floor Bedrooms and a Loft Room. Scope for a Parking Space. 60ft Garden

Guide Price £275,000 Freehold

DESCRIPTION

Frederick Street is predominantly Victorian and Edwardian terraces and number 52 is a typical example of the latter. The accommodation requires modernisation but does offer a great opportunity to create a lovely period home, both inside and out. The front door open into the sitting room and dining room which are now one large room, the sitting room with a working fireplace and the stairs up to the first floor. The kitchen has some beech and painted units and roll edge worksurfaces that incorporate a stainless steel sink. Plumbing and space for a washing machine are provided as is space for a cooker. The door leads down the side of the property to the front giving the option to be used as the main entrance if so desired, many similar houses forgo the front door in order to gain more usable sitting room space. Beyond the kitchen is the bathroom where there is a coloured suite and above the bath a 'Triton' shower. The boiler cupboard and airing cupboard are in the bathroom.

Upstairs are two double bedrooms, the biggest bedroom having a wall of fitted wardrobes. Off of the bedroom is another staircase serving a loft room that is boarded with lighting, a radiator and a dormer window.

OUTSIDE

To the front is a hedge and paving however pretty much every other property in the street has converted this area into parking.

At the rear the garden extends to around 60ft. It is rather wild and overgrown and at the end there sits an old timber shed.

A covered passageway between numbers 52 and 54 acts as a shared access to each houses garden.

AGENTS NOTE: Although there is a staircase up to the loft room no building regulations are available for the conversion of the loft thus it cannot be described as a third bedroom.

COUNCIL TAX

Band C £2, 193.66 per annum 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, a Doctor's Surgery, dentist, vet, charity shop, pubs, the Five Arrows Hotel and an Indian Restaurant, 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.

SERVICES

Mains gas, electricity, water and drainage.

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

DIRECTIONS

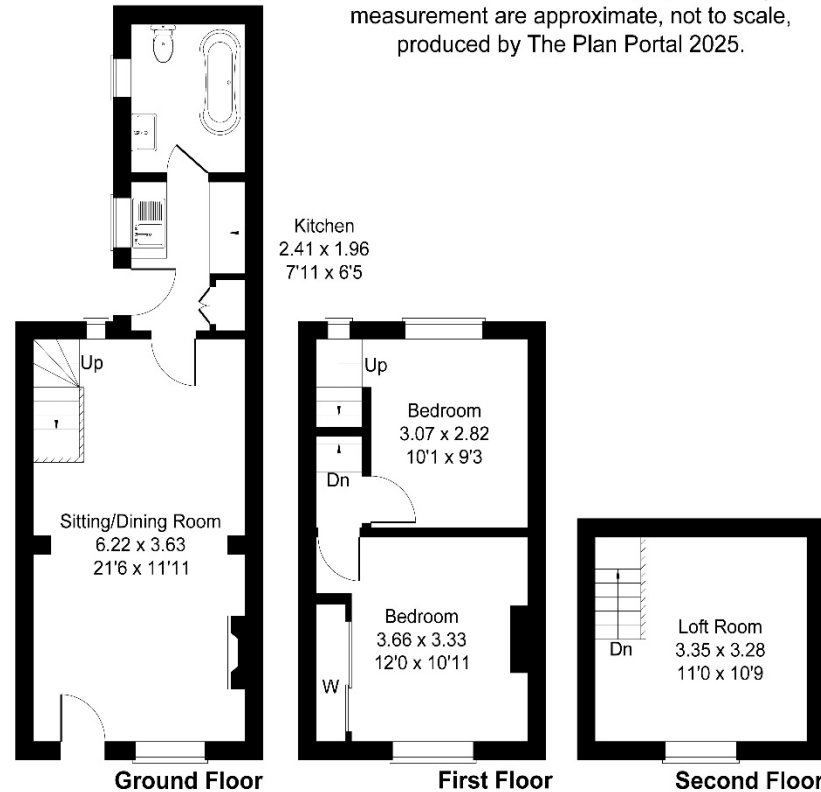
From Aylesbury take the A41 towards Bicester into Waddesdon. In the middle of the village turn right immediately after the pedestrian crossing and Frederick Street.



52 Frederick Street

Approximate Gross Internal Area = 69.72 sq m / 750.52 sq ft

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



IMPORTANT NOTICE

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