



41 Sharp's Close, Waddesdon,  
Buckinghamshire, HP18 0NA

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



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)  
41 SHARP'S CLOSE, WADDESDON, BUCKINGHAMSHIRE, HP18 0NA

## **A SPACIOUS SECOND FLOOR FLAT, RARELY AVAILABLE IN THE VILLAGE**

**Hall, Sitting Room, Kitchen, 2 Bedrooms, Bathroom. Rear Balcony. Storage Sheds. Own patch of garden**

**GUIDE PRICE £200,000 Leasehold (approximately 86 years remaining)**

### **DESCRIPTION**

The entrance is via a communal stairway at the back of the block and that winds up to the top balcony and front door, the balcony itself providing a pleasant spot to sit and admire the elevated view.

Right of the door is a secure cupboard. The recently replaced composite front door opens into the hall and you can access all the rooms from the hallway. The kitchen has a really good range of painted wooden units and there are laminate work surfaces, one of which is also a breakfast bar. Spaces for a fridge/freezer, cooker, tumble dryer and washing machine are available and over the cooker space a glass and brushed chrome extractor hood is fitted. The sitting room is great proportions and has a picture window at the front. The bigger bedroom, a generous double, comes with a selection of built in furniture and bedroom two (good single) has a coloured bathroom suite of wc, wash basin and a panelled bath, and above the bath a shower screen and power shower.

Outside the flat enjoys its own patch of lawn and a washing line and in a row one of the storage sheds.

### **AGENTS NOTES:**

Modern electric radiators with thermostat control have been installed.

A 125 year lease was granted by Aylesbury Vale District Council in June 1987 thus approx. 86 years remain.

The service charge and ground rent for 2025/26 was £510.65

**COUNCIL TAX** – Band A £1,736.76 2026/27

**SERVICES** - Mains electricity, water and drainage.

### **VIEWING**

Strictly via the vendors agent W Humphries Ltd

### **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 Aylesbury Vale Parkway 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

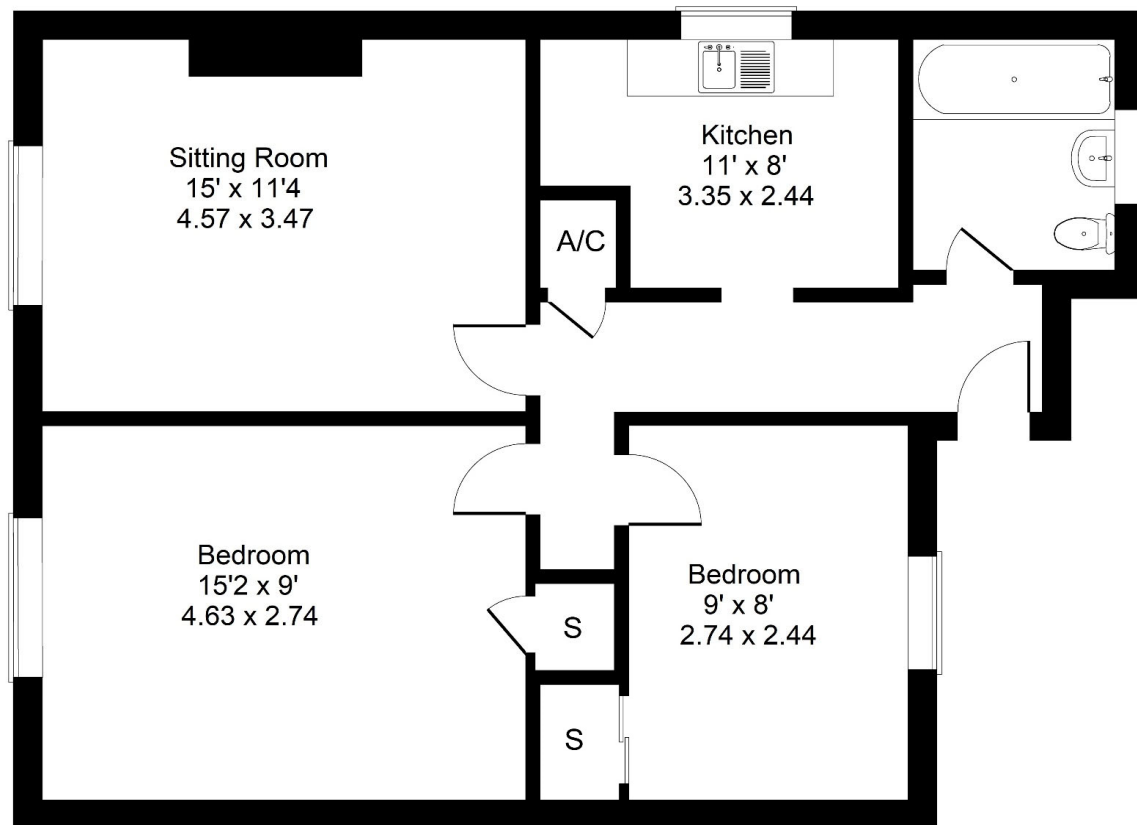
Primary and Secondary Schools in Waddesdon.

Public Schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury.



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







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