



Primrose Cottage, High Street,
Waddesdon, Buckinghamshire, HP18 0JA

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 5 miles, (Marylebone 55 mins.), Thame approx. 9 miles

PRIMROSE COTTAGE, HIGH STREET, WADDESDON, BUCKINGHAMSHIRE HP18 0JA

**PERIOD HOUSE DATING FROM THE EDWARDIAN ERA WITH LARGE ROOMS, UPSTAIRS
BATHROOM AND LOFT ROOM.**

Porch, Sitting/Dining Room, Kitchen, Two Bedrooms, Bathroom, Loft Room. Courtyard & Terrace.

GUIDE PRICE £275,000 Freehold

DESCRIPTION

In a small terrace of Edwardian houses number 52 has good size accommodation that the current owner has refurbished, installing a new kitchen and bathroom as well as completing more substantial improvements including a new roof and chimney repointing around 2 years ago and replacement double glazing less than a year ago.

At the entrance is a brick porch with space for coats and boots and beyond is the sitting and dining room, of excellent proportions with traditional panelling up to the dado height and at the far end double doors leading out to the garden. The kitchen is hi-gloss white units and black granite style worktops, the latter incorporating a 'Lamon' sink with a swan neck mixer tap and pull down sprayer. Built in is a 4 ring gas hob (extractor hood above) and beneath that an electric oven and slots are available for a fridge/freezer and washing machine (plumbing in situ). Finishing the room are downlighting, a tiled floor, and metro tiling to the walls.

On the first floor are stripped pine latched and braced doors. The main bedroom is a nice double with wood flooring and a wardrobe, the second a generous single that has the loft hatch, from which you access the loft ladder and the loft room that is carpeted, has power and light, under eaves storage, a painted wood ceiling, and a velux window.

In the bathroom is a smart white suite of wc, wash basin and vanity cupboard, and a panelled bath with a shower screen. There are mixer taps over the bath that

have a shower attachment and then above that is a power shower. The floor and much of the walls are tiled and there is a ladder heated towel rail.

OUTSIDE

The front is neatly paved and has a slate chip bed for pots.

To the rear is an area of faux grass and a slightly raised stone slab patio and a garden shed. The garden is not tiny by any means but more of a courtyard.

AGENTS NOTE; At the end of the garden is a gate and a right of way across the neighbours hardstanding into Quainton Road.

COUNCIL TAX - Band C £2,315.69 per annum 2026/27

SERVICES - Mains water, drainage, electricity and gas.

VIEWING

Strictly via the vendors agent W Humphries Ltd

DIRECTIONS

Proceed out of Aylesbury on the A41 Bicester road into the village of Waddesdon and the High Street. Number 52 is on the right prior to Quainton Road and the pedestrian crossing.

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.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

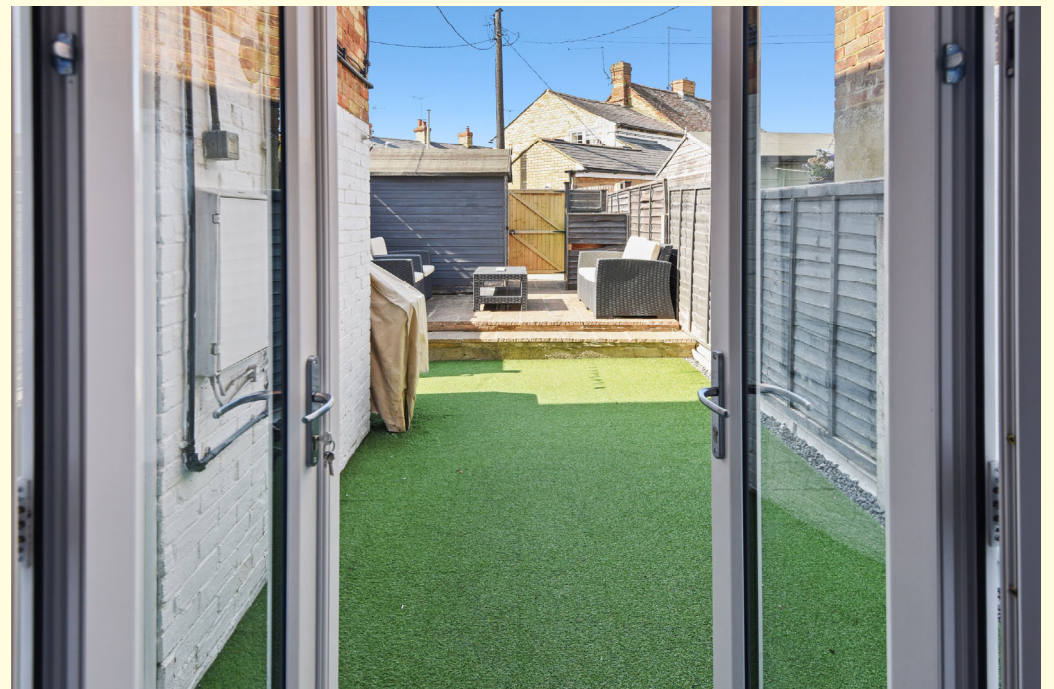
Pre Schools in Waddesdon

Primary and Secondary Schools in Waddesdon.

Public Schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury.

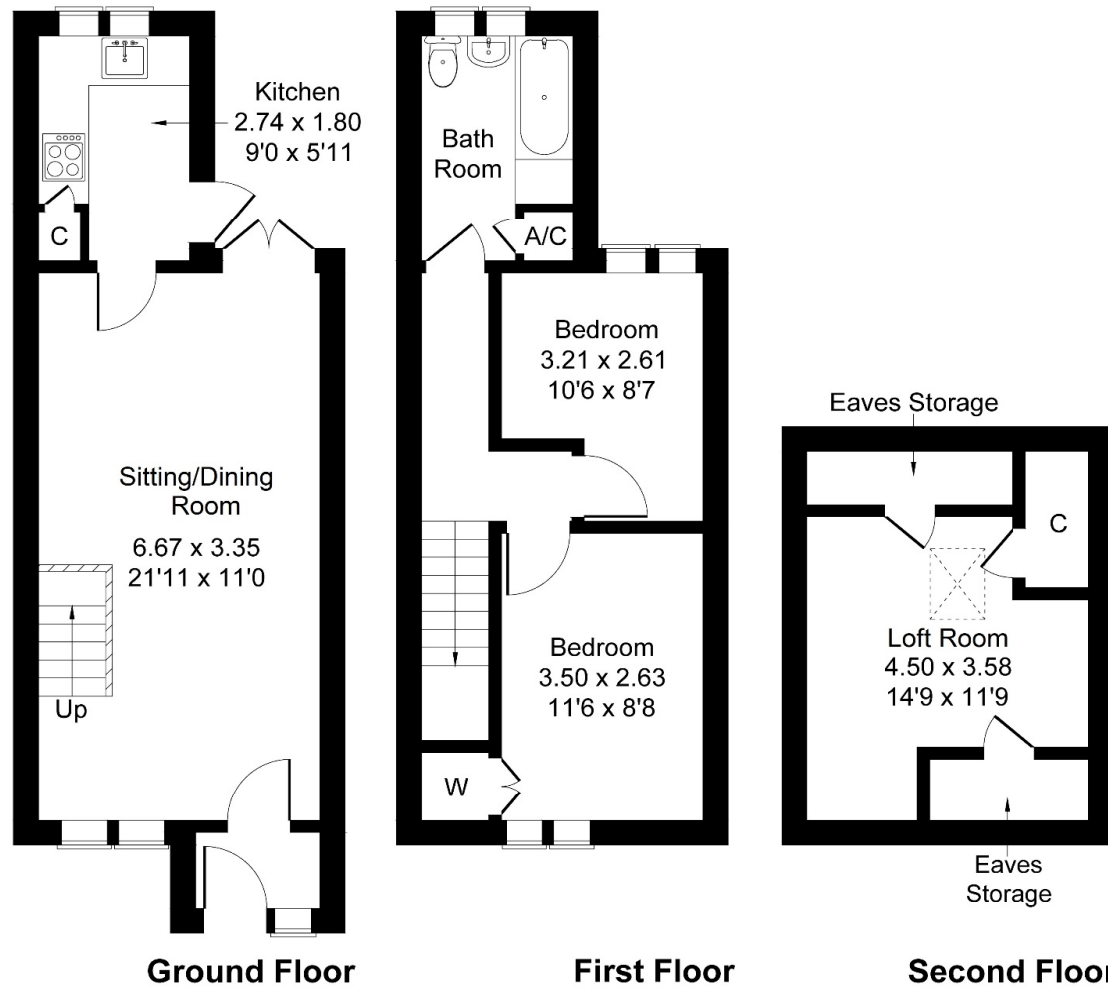




52 High Street

Approximate Gross Internal Area = 68 sq m / 732 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2024.







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