



**51 Frederick Street, Waddesdon,
Buckinghamshire, HP18 0LX**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

**A GOOD SIZE VICTORIAN HOUSE RIPE FOR SOME UPDATING. EXCELLENT GROUND FLOOR SPACE
AND A 70FT GARDEN BACKING ONTO OPEN COUNTRYSIDE**

**Sitting/Dining Room with Woodburning Stove, Kitchen, Large Bathroom, 2 Double Bedrooms, Loft with Scope to
Convert. Great Garden and View. Long Covered Dry Store Down the Side**

GUIDE PRICE £300,000 Freehold

DESCRIPTION

Frederick Street is made up of mostly late 1800's and early 1900's houses that sprung up after the arrival of the Rothschild family and Waddesdon Manor. 51 is Victorian and although these style of properties are all a similar layout the ground floor extension on this example is larger than most offering a wider kitchen and bathroom. The accommodation is perfectly liveable but does offer some scope for a bit of updating.

A double glazed upvc door opens into a sitting and dining room which has oak floorboards throughout. There are wall lights, an understairs cupboard and in the sitting area a cast iron woodburning stove. The kitchen has a range of cream units and marble effect and wooden worktops, in the latter a one and a half bowl sink. Integrated are a 4 burner gas hob and an electric oven. Spaces for a fridge/freezer, washing machine and dishwasher are provided, there is a door to outside and the room is gifted lots of natural light from the row of windows. A large bathroom at the end has a white suite of wc, wash basin and a panelled bath. The shower cubicle is entirely separate and both the floor and walls are tiled.

Upstairs are the two double bedrooms, the front bedroom with two built in wardrobes and the back bedrooms a wardrobe and a cupboard, and the back bedroom enjoys a great view.

There is a substantial loft and many properties on the street have had loft conversions thus I cannot see why 51's loft could not also be turned into another room.

OUTSIDE

The frontage is gravel and hardstanding behind wrought iron railings. A door at the side leads to side access and an incredibly useful alley and dry, covered storage.

To the rear is gravel and a stone patio prior to a lawn edged by a few mature trees. At the bottom of the garden is another patio and a timber shed, this patio benefitting from an unbroken outlook over fields and farmland.

SERVICES - Mains gas, 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.

COUNCIL TAX – Band C - £2,193.66 2025/26

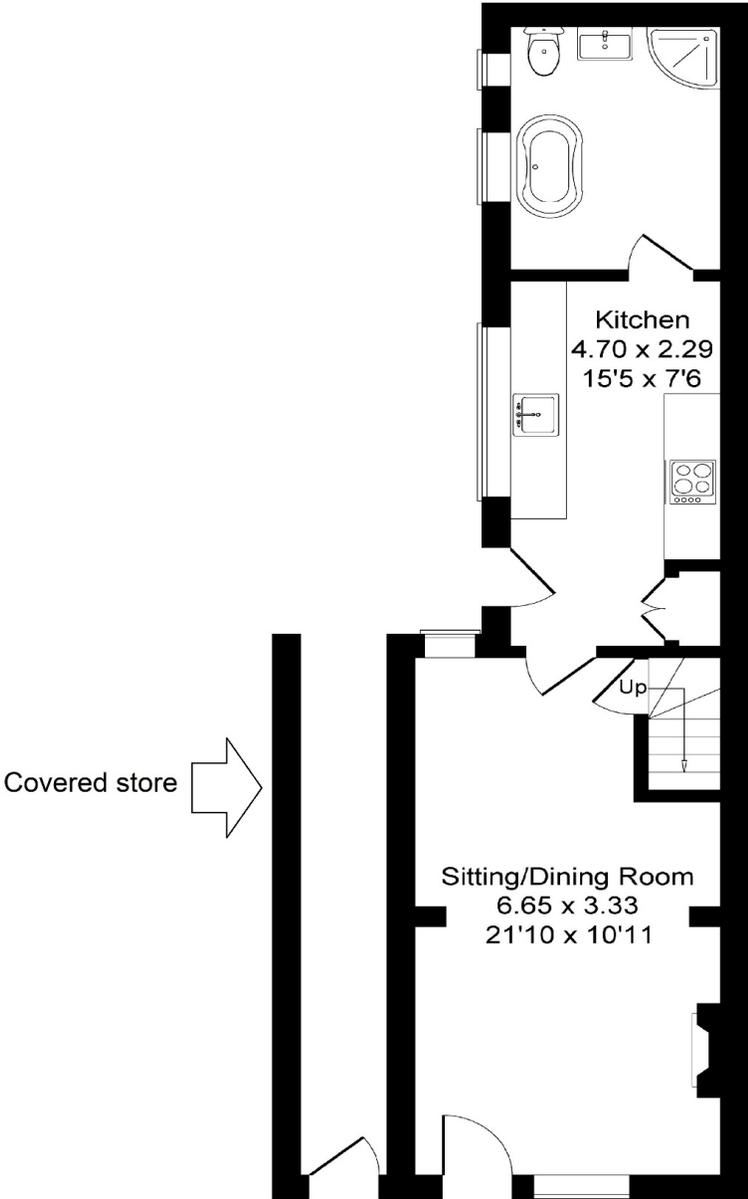




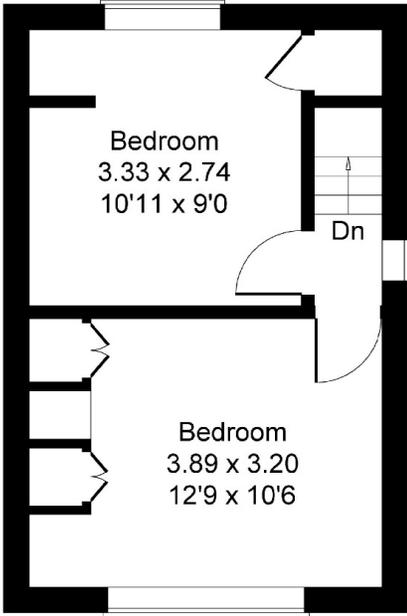
51 Frederick Street

Approximate Gross Internal Area = 68.01 sq m / 732.06 sq ft

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



Ground Floor



First Floor





VIEW FROM BACK BEDROOM

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