



21 Baker Street, Waddesdon,
Buckinghamshire, HP18 0LG

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 6 miles (Marylebone 55 mins), Bicester approx. 10 miles, Milton Keynes approx. 12 miles.

21 BAKER STREET, WADDESDON, BUCKINGHAMSHIRE, HP18 0LG

NO UPPER CHAIN. AN 1880's HOUSE SUPERBLY REFURBISHED AND EXTENDED IN RECENT YEARS, NOW A 3 STOREY TURNKEY FAMILY HOME A SHORT WALK FROM THE SCHOOL.

Large Sitting Room, Stunning Kitchen, Utility/Cloakroom, 3 First Floor Bedrooms (1 Ensuite), Bathroom, Second Floor Bedroom. Driveway for 2/3 Vehicles. Enclosed Rear Garden. EV Charging Station.

GUIDE PRICE £495,000 Freehold

DESCRIPTION

21 Baker Street was fully refurbished and extended approximately 6 years ago, the refurbishment consisting of taking the building almost back to its shell and the interior replastered, rewired, replumbed, with a new central heating system, double glazing installed and the roof renovated. Also added were a fire regulation sprinkler system, burglar alarm and LED lighting alongside a stunning kitchen and high quality bath/shower rooms.

The accommodation has some wonderful features including turned staircases and areas of carefully selected attractive exposed brickwork, it truly is a thoughtful and striking blend of all the perks associated with a contemporary house complimented by an undertone of period character.

At the entrance is a composite door that has a patterned glass panel and this leads into an excellent sitting room, of sufficient dimensions to be used as a living and dining space. At the front are two sash style windows, the original fireplace has a lovely old cast iron surround and grate and either side of the handsome sensor lit staircase are cupboards. The room opens to the sumptuous kitchen, decorated with porcelain flooring and black metro tiling to half of the walls. The units are a faint shade of dove grey and have soft close doors and drawers with an integrated dishwasher, fridge/freezer and waste bins. There is a 'Leisure' Cuisinmaster dual fuel range cooker that comprises a 5 ring gas hob/wok burner

and three electric ovens/electric grill. Centrally located stands a large island with more units below the breakfast bars. The countertop and island top are corian with bold white veining and across the end of the kitchen are bi-fold doors into the garden. There are various lighting options by way of hidden LED strips under the counter and cupboards, downlighting or via three elegant chandelier pendant lights situated at the front, middle and end of the room, the latter hanging from a vaulted part of the ceiling. Between the kitchen and sitting room is a generous utility room with cupboards, a sink, wc, and both an integrated washing machine and a tumble dryer.

On the first floor are 3 bedrooms including the principal bedroom suite. The front bedroom is a good double and akin to the sitting room retains a wonderful original fireplace, and said principal bedroom boasts its own shower room and a gorgeous stained glass window in the apex of the gable wall. The family bathroom has marble effect tiled walls and is equipped with a wc, a wash basin and vanity unit, and a panelled bath offering a hand held or overhead rainfall shower. The ensuite to the principal bedroom is similar except the bath is swapped out for a wide shower cubicle. Each is beautifully appointed.

The stairs to the second floor again have recessed sensor lights and the attic bedroom is a double size that has velux windows, a wardrobe and a chest of drawers. Bedrooms one and two also contain wardrobes and a chest of drawers.

OUTSIDE

The frontage is given to parking, and a 2/3 car driveway. Adorning the top of the drive is an EV charging station masquerading as a delightful old fashioned red pillar box.

At the back is a granite paved patio and then a patch of faux lawn which is enclosed on two sides by a pretty wall.

COUNCIL TAX – Band D £2,605.14

NB: The property benefits from a right of way across the neighbouring property, in effect a side access.

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.

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.

VIEWING - Strictly via the vendors agent.

SERVICES - Mains electricity, water and drainage. Gas fired central heating

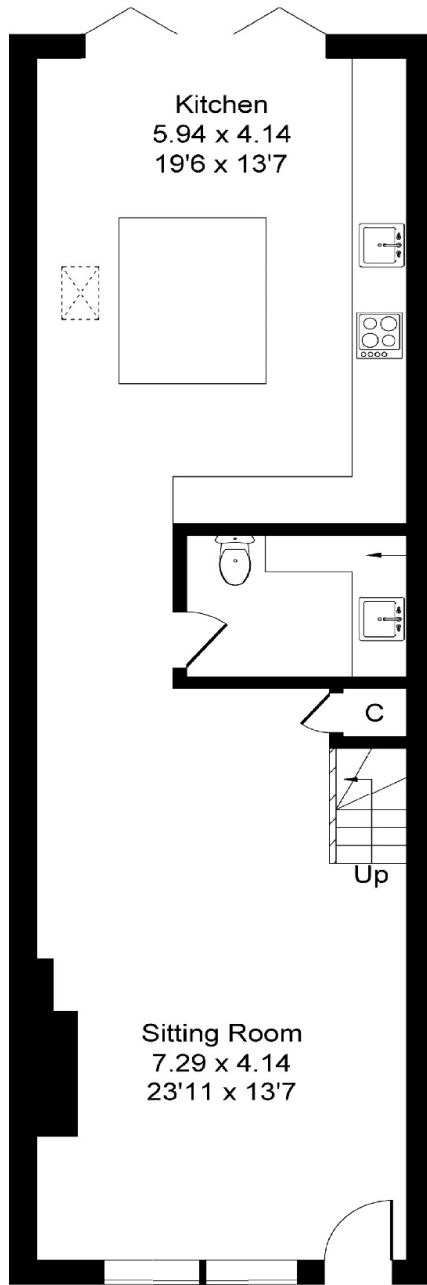




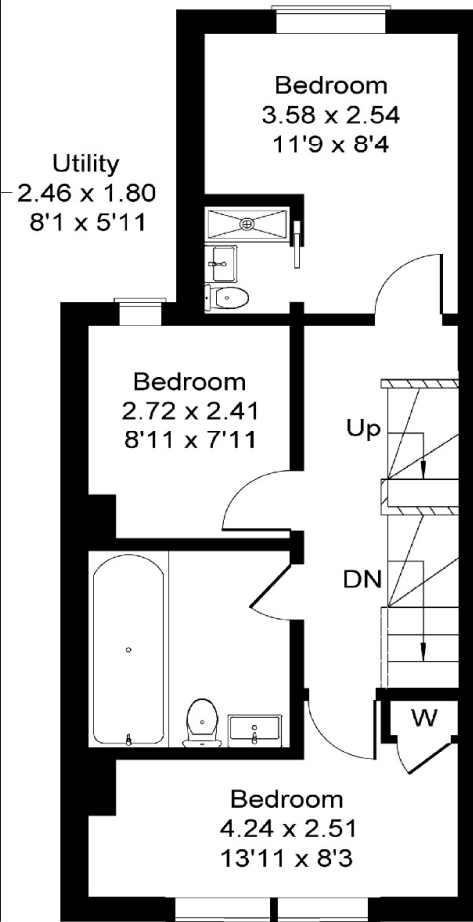
21 Baker Street

Approximate Gross Internal Area = 119.62 sq m / 1287.57 sq ft

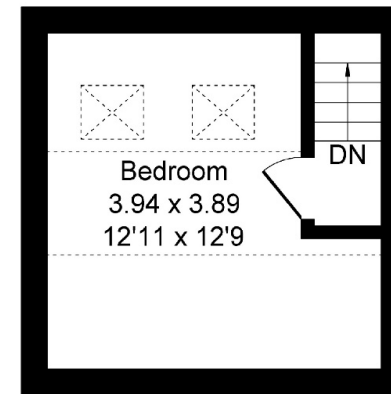
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



Ground Floor



First Floor



Second Floor







IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

