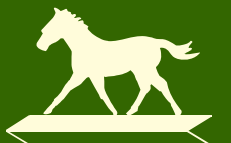




14 Wood Street, Waddesdon,
Buckinghamshire, HP18 0LL

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)
14 WOOD STREET, WADDESDON, BUCKINGHAMSHIRE, HP18 0LL

A STUNNING REFURBISHED LATE VICTORIAN HOUSE, FORMERLY TWO COTTAGES NOW WITH EXCELLENT STRIKING ACCOMMODATION, AN OUTBUILDING, GYM/OFFICE AND A LANDSCAPED PRIVATE GARDEN

Kitchen/Dining Room, Sitting Room, Lobby, Cloakroom, Three Double Bedrooms, Shower Room. Paved Garden with Seating Terraces. Gym/Office & Outbuilding. Garage.

GUIDE PRICE £475,000 Freehold

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 train station.

Aylesbury is about 5miles 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.

DESCRIPTION

14 Wood Street is at the end of a small row of properties built in 1888 named 'Kings Terrace.' The house has undergone extensive renovation in recent years including rewiring, new plumbing, central heating system and boiler, replastering and new soffits, fascias and guttering. Co2 and smoke alarms are hard wired, warm LED lighting has been installed on dimmer switches and there are numerous USB points throughout and a satellite point in the sitting room.

No expense was spared retaining the character of the building, new cream wood grain pvcu windows are fitted with two way opening and tilt functions, most are sash style. There are traditional custom-made column style radiators, exposed brickwork, tall skirtings, and on the first floor the rustic oak doors are latch and brace with brushed chrome furniture. A new alarm system has been fitted and new door locks.

At the entrance is a solid double-glazed door that has opaque glass panels, it opens into the kitchen and dining area which is of superb proportions with bi-fold doors off the dining room out to the garden. The kitchen by 'Kingsey Kitchens' has bespoke units, they are purbeck stone in colour, soft closing, and have innovative storage solutions including carousels and multi layered drawers. The worktops are corian, as is the peninsular island, and set within the worktops is a deep sink with a rangemaster mixer tap and sprayer head. Space and plumbing are provided for a larder fridge/freezer, the dishwasher is integrated, and remaining are a Siemens combination microwave and a Smeg cooking range equipped with 5 gas hob burners and an oven with grill and rotisserie options. Under the eye level units is concealed lighting, the side of the staircase has the original restored butt and bead panelling, a water softener is concealed in the kitchen cupboards, and the whole room has Spanish terracotta flooring. In the sitting room are European engineered oak antique waxed floorboards, there are handsome wood grain shutters to the two sash windows, and near the far end is a fireplace with a timber mantle and limestone hearth housing an 'Ecosy' slimline multi fuel stove. There are wall lights allied to the downlighting and lamp sockets are dotted around. Beyond the kitchen is the lobby and a cloakroom, the former has plumbing for a washing machine and a door to the outside and the latter a wash basin and a wc with a hidden flush and shelf. In both is terracotta flooring.

Upstairs the floor coverings on the landing and in the bedrooms are more European engineered antique waxed oak and the shower room has Laura Ashley ceramic tiles. All three bedrooms are good size doubles and all have wood grain shutters at the windows and in one of the front bedrooms are built in wardrobes with sliding doors across a whole wall. In the shower room there's a

contemporary white suite that has 'Grohe' chrome fittings. The sink rests on a vanity unit, the walls are tiled and have lighting, there is a chrome towel rail radiator and in the oversize cubicle is a monsoon power shower.

The loft void is large and if one snipped off a part of one of the bedrooms it could be converted to form another room or principal ensuite bedroom. Currently it is boarded and has LED strip lighting.

OUTSIDE

At the front is a brick wall and behind that slate chippings. The reclaimed Victorian wrought iron hand gate opens to a herringbone pattern path of charcoal sets leading down a wide side access and the main door.

There is a very attractive landscaped garden featuring non slip, vitrified, porcelain paving, the majority of which is encased in reclaimed brick diamond pattern. A raised terrace can be found that enjoys the evening sun and oak sleepers retain both the terrace and a planted bed that runs along the back; the bed containing palms, acers and bamboo plants and it has remote controlled colour changing uplighting.

Within the garden is aco drainage, hot and cold water taps, 3 double electric sockets and an isolator for a hot tub.

Two of the boundaries are walled and the others have tall fencing to protect the privacy.

Coming off the rear of the house is a gym or office with 2 double glazed doors, a panelled ceiling, tiled floor, lighting and lots of power points. Adjoining that is a brick outbuilding with power and light. In the writers opinion it could readily be adapted into a utility room and study or studio.

Number 14 comes with a garage in the adjacent block and it has power connected. The up and over door has been replaced within the last ten years.

SERVICES - Mains electricity, gas, water and drainage.

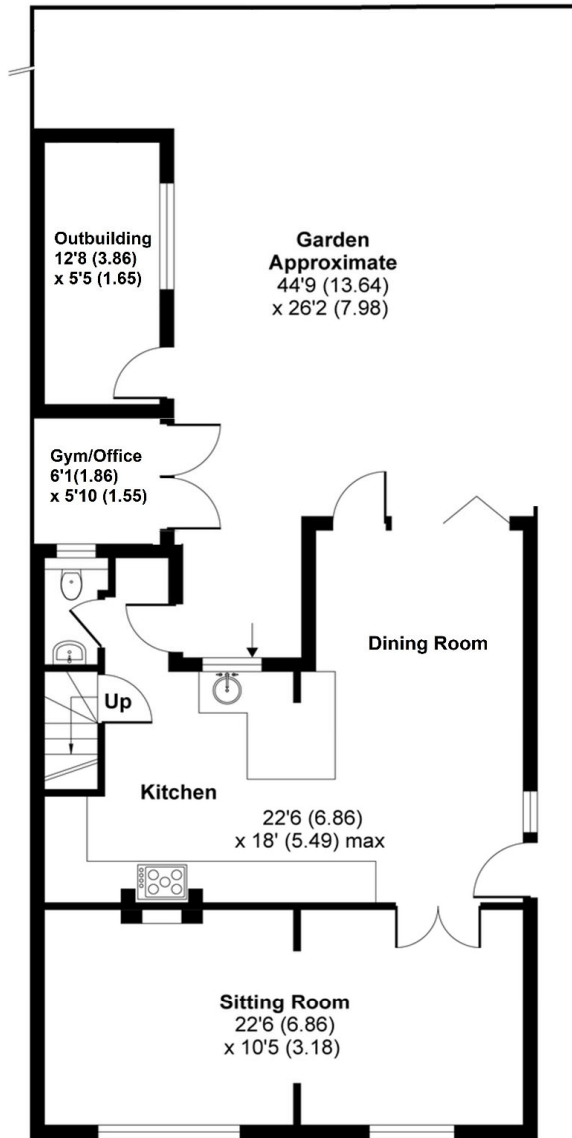
COUNCIL TAX – Band D £2,467.87 2025/26

VIEWING – Strictly via the vendors agent W Humphries Ltd

DIRECTIONS – From Aylesbury take the A41 towards Bicester and into Waddesdon High Street. Turn right immediately before the pedestrian in the middle of the village and then right into Wood Street.

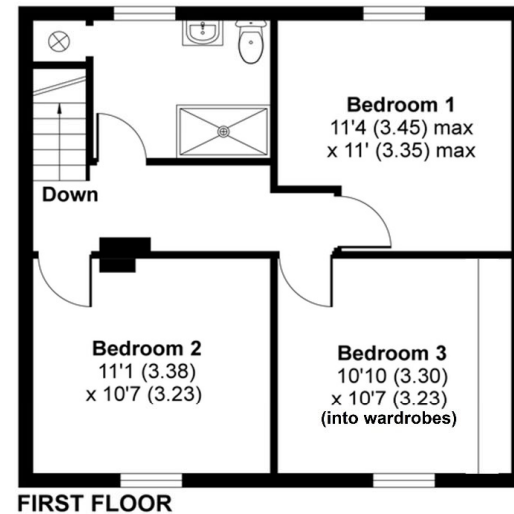


14 Wood Street, Waddesdon, Aylesbury, HP18



GROUND FLOOR

Approximate Area = 1085 sq ft / 101 sq m
Gym & Outbuilding = 99.88 sq ft/ 9.28 sq m
Total = 1184 sq ft / 110.28 sq m
For identification only - Not to scale



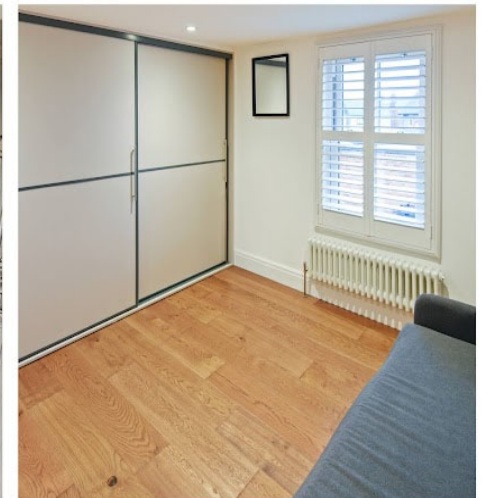
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2020. Produced for W Humphries. REF: 619763







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