

2 Grove Way, Waddesdon,
Buckinghamshire, HP18 0LH

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY

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

# 2 GROVE WAY, WADDESDON, BUCKINGHAMSHIRE, HP18 0LH

## A 1930's SEMI DETACHED HOUSE FIVE MINUTES WALK AWAY FROM THE HUGELY POPULAR WADDESDON SCHOOL. VERY GOOD SIZE PLOT 0.14 OF AN ACRE AND GREAT SCOPE FOR EXTENDING AND UPDATING THE ACCOMMODATION.

## Hall, Shower Room, Kitchen/Breakfast Room, Sitting Room, 3 Double Bedrooms, Bathroom. Driveway for 4 Vehicles. Big Garden

## GUIDE PRICE £495,000 Freehold

**DESCRIPTION**

2 Grove Way was built in 1939 by the local authority, a typical example of the style of the time the house has good room sizes, solid walls and an excellent plot with lots of space for extensions. The elevations are brick beneath a clay tile roof and the windows are upvc double glazed.

The current owner has made some improvements, creating a shower room and refitting the kitchen and bathroom and installing a gas boiler alongside some redecoration but the accommodation still has great scope for updating. The entrance hall contains the dog leg staircase and the lovely black and white checkered floor continues into the shower room. Here is a wc, a contemporary patterned circular sink atop a vanity unit with an upstand tap and a shower cubicle that has both hand held and overhead showers. The kitchen/breakfast room has been renewed with a range of soft close, dove grey units and lime oak effect worktops. Integrated are a dishwasher, fridge/freezer, washing machine, Neff induction hob and Neff oven and grill. The grey laminate floor compliments the units. The sitting room has a dual aspect and a fireplace and although this is not open at present there is a chimney and it could be reinstated as a working fireplace. In the far corner of the room is a useful storage cupboard.

Upstairs are three bedrooms, the smallest capable of taking a double bed, and the bathroom has a fresh suite and parquet style flooring. The loft is big and some of the neighbouring properties have had theirs converted into a bedroom(s).

OUTSIDE

At the front is gravelled parking for 4 vehicles and behind a dwarf wall is a lawn bordered by flowers and shrubs which could be turned into further parking if required. Separating the front and rear is close board fencing and a hand gate.

Down the side there is a 10ft x 6ft timber shed and a large deck with a balcony. Adjacent that a patch of grass, an ideal spot for the trampoline. The main lawn has some paving and is enclosed with wooden panel fencing and post and rail and between the main lawn and the deck stands a tall conifer hedge.

The plot extends to 0.14 of an acr.

**COUNCIL TAX** – Band C £2,315.69 2026/27

**SERVICES -** Mains electricity, gas, 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 BRITTANNIA’ 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 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.

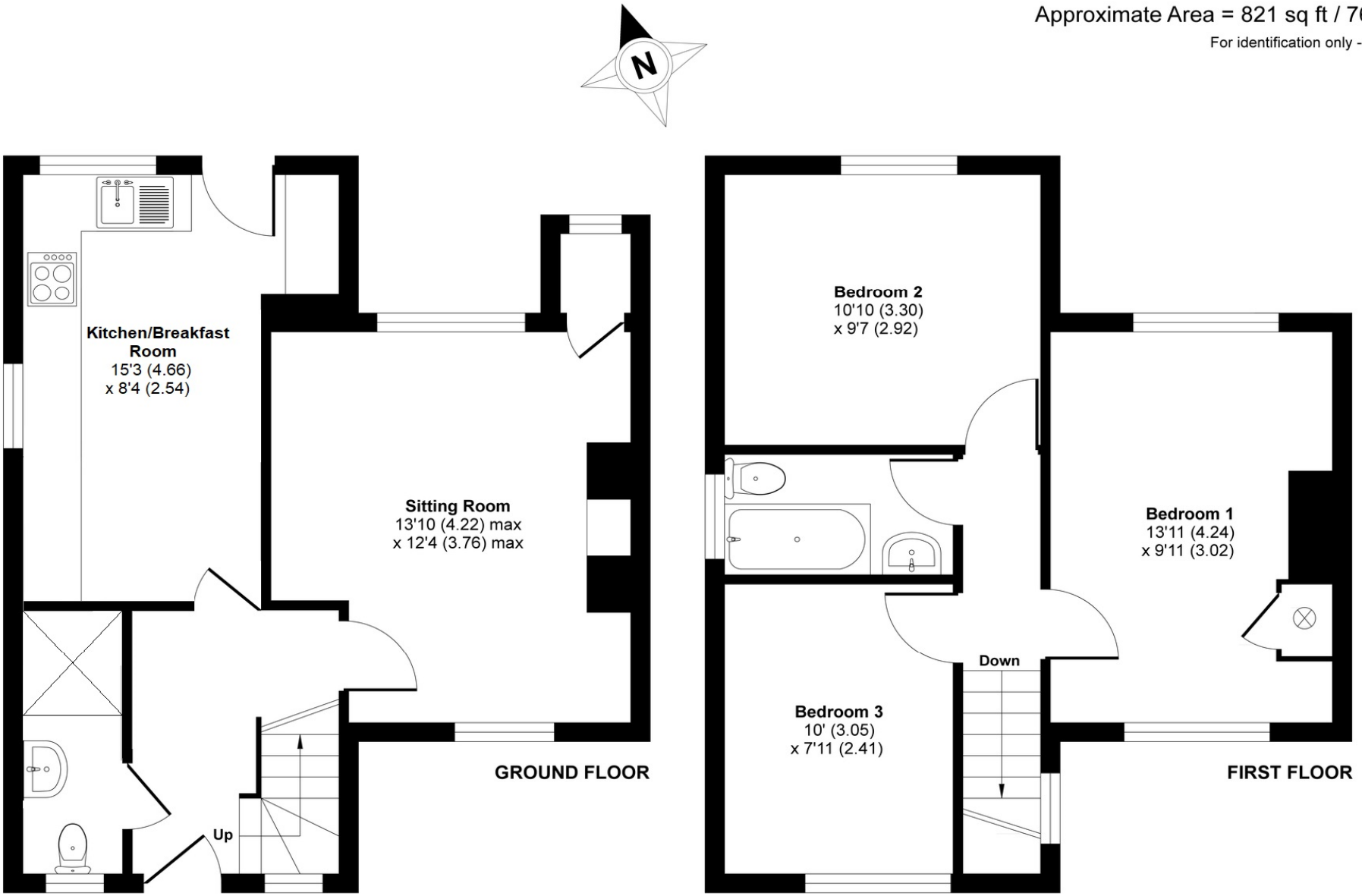




# Waddesdon, Aylesbury, HP18

Approximate Area = 821 sq ft / 76.3 sq m

For identification only - Not to scale




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020.
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DAVID BOWIE
CONCERT









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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.

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