

# 3 Bedroom Semi Detached **WADDESDON**

46 Warmstone Close, Waddesdon  
Buckinghamshire, HP18 0NR



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# LOCATION

The village of Waddesdon is one of Buckinghamshire's most desirable locations, known for its strong sense of community, excellent amenities, and beautiful surroundings. Home to the world-famous Waddesdon Manor, residents can enjoy stunning grounds, seasonal events, cafés and scenic walks right on their doorstep. The village offers a local shop, post office, pub, primary and secondary

## THIS HOME FEATURES

THREE BEDROOMS  
SEMI DETACHED  
MODERN REFITTED KITCHEN  
LOUNGE/DINER  
CLOAK & SHOWER ROOM  
LARGE REAR GARDEN  
INSULATED, POWERED THREE  
BEDROOMS

schools, and convenient transport links with easy access to Aylesbury, Bicester, and the A41 towards the M25 and London. With its combination of charm, practicality and a vibrant village atmosphere, Waddesdon remains an excellent choice for families and professionals alike.







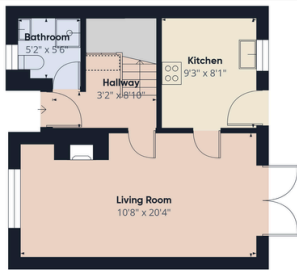




*WeSoldIt.co.uk are delighted to present this well-presented three-bedroom semi-detached family home, ideally positioned in the highly sought-after village of Waddesdon. The ground floor offers a welcoming entrance hall, a modern downstairs cloakroom with shower, a spacious lounge/diner, and a contemporary fitted kitchen with ample storage and workspace. Upstairs, the property features three well-proportioned bedrooms and a stylish family bathroom. Outside, this home truly excels with its generous, enclosed rear garden—perfect for families and outdoor entertaining. A fully insulated and powered outbuilding provides an excellent space for use as a home office, studio, or gym. Additional benefits include a boarded loft with drop-down ladder, ideal for extra storage. Offering space, flexibility, and a desirable village setting, this property makes a fantastic family home.*







Floor 0



Floor 1

Approximate total area\*  
738 ft<sup>2</sup>  
Reduced headroom  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPHIC 360



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## VIEWINGS

Strictly by appointment with  
WeSoldIt.co.uk

*MONEY LAUNDERING REGULATIONS 2017* intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

*THE CONSUMER PROTECTION REGULATIONS 2008* We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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