

58 Quainton Road, Waddesdon,
Buckinghamshire, HP18 0LP

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY

Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)
58 QUAINTON ROAD, WADDESDON, BUCKINGHAMSHIRE, HP18 0LP

A CHARACTERFUL, TERRACED VICTORIAN HOUSE WITH NO CHAIN THAT HAS PARKING AND EXCELLENT VIEWS.

Sitting Room with Woodburning Stove, Dining Room, Kitchen, Ground Floor Bathroom, 3 Bedrooms (2 interconnecting). Driveway for 2 Vehicles. Nice Size Garden Abutting Farmland & Fields

GUIDE PRICE £350,000 Freehold

DESCRIPTION
The property has modern double glazing, a recent kitchen and almost new external doors. The accommodation comprises well proportioned square rooms with original doors and tall skirtings that provide an elegant feel although some updating is required.
At the entrance is a composite door into the sitting room where a cast iron woodburning stove is set within the fireplace. A small lobby and understairs cupboard separate you from the dining room and in the dining room is the concealed staircase. The fireplace here is disused and to one side are lovely old fitted cupboards. White hi-gloss, soft close units adorn the kitchen complimented by wood effect worktops. Spaces for a washing machine, cooker and a fridge/freezer are available. Beyond the kitchen is the bathroom which has a white suite with a shower attachment and screen over the bath.
On the first floor are three double bedrooms although the back bedroom is interconnecting from bedroom two. Two of the bedrooms retain the cast iron fireplaces and grates.

OUTSIDE
At the front is a concrete path up to the door and adjacent that gravelled parking for 2 vehicles.

The back door is from the kitchen and the path takes you down to a patio, most of which is inhabited by a 10ft x 7ft timber shed.

Past this is the garden which is a decent lawn and beyond that a decked terrace that enjoys a wonderful view over the countryside.

RIGHT OF WAY – 58 Quainton Road benefits from a right of way to the rear across the neighbouring property.

COUNCIL TAX – Band D £2,605.14 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.

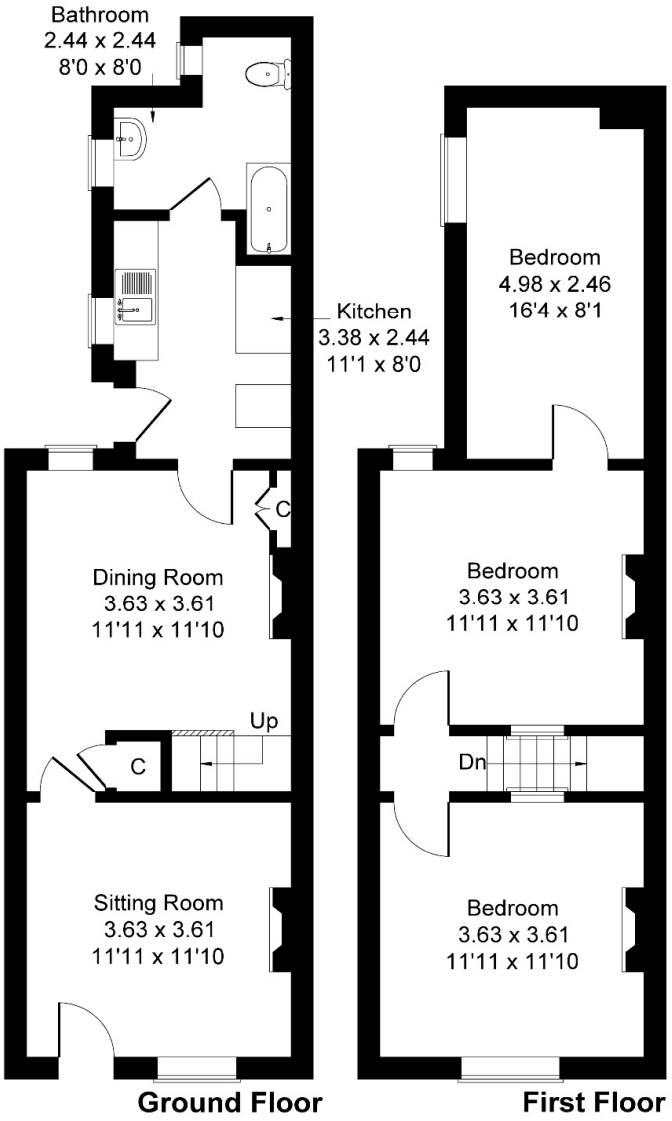
EDUCATION
Preparatory schools at Ashfold, Swanbourne and Oxford.
Pre Schools in Waddesdon
Primary and Secondary Schools in Waddesdon.
Public Schools at Stowe, Berkhamsted and Oxford.
Grammar Schools at Aylesbury.





58 Quainton Road

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.













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.

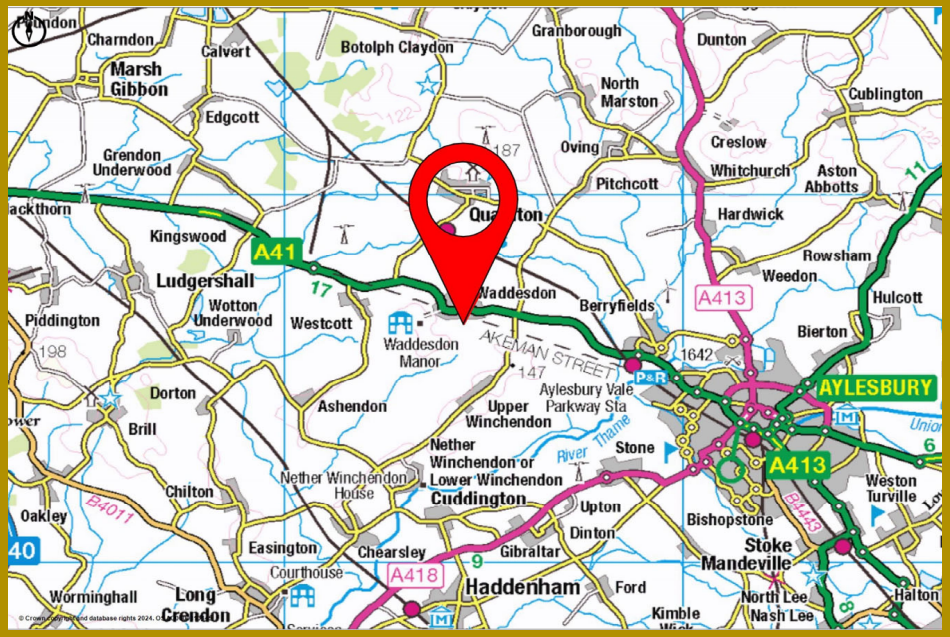
6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

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