



1 Creighton Road, Woodham,
Buckinghamshire, HP18 0QE

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Waddesdon 4 miles, Aylesbury 8 miles (Marylebone 55 mins.) Bicester 9 miles (Marylebone 70 mins.) (Distances approx.)

1 CREIGHTON ROAD, WOODHAM, BUCKINGHAMSHIRE HP18 0QE

SET IN A RURAL LOCATION, A SUBSTANTIAL 5 BEDROOM SEMI DETACHED MID 1900's HOUSE IMPROVED BY THE CURRENT OWNERS WITH 3 FLOORS OF ACCOMMODATION
Porch, Hallway, Kitchen, Sitting Room (Fireplace with Woodburning Stove), Dining Room, Cloakroom, Principal Bedroom with Ensuite Bathroom, Four further Double Bedrooms, Study, Family Bathroom.
Parking for 4/5 Vehicles. Outbuilding/Office. Private Garden

GUIDE PRICE £550,000 Freehold

LOCATION

The hamlet of Woodham and Kingswood has two Inns with Restaurants and one Garage whilst the larger village of Grendon Underwood is approximately 1 mile away with the village school and general store. Aylesbury is approximately 8 miles to the East (Marylebone 55 mins.), whilst the Market Town of Bicester with good shopping facilities and railway station for Marylebone (70mins) is approximately 9 miles distant. The M40 is accessible linking with London and the Midlands and M25 to Heathrow and Gatwick.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.
Village Primary School at Grendon Underwood Waddesdon Secondary School. Public schools at Stowe, Berkhamsted and Oxford. Grammar Schools at Aylesbury.

COUNCIL TAX – Band E £2,813.35 2025/26

VIEWING - Strictly by appointment through the vendor's agent W Humphries Ltd

DESCRIPTION

Creighton Road enjoys a fairly unique location rurally situated between the villages of Woodham and Westcott and comprises just 4 houses that were built in the 1950's to accommodate senior staff at the old Calvert brickworks. The interior of number 1 is nicely presented with well proportioned rooms and yet more scope for extensions particularly at the back of the property and the kitchen area, obviously subject to the necessary consent. Much of the house now has LED downlighting. At the entrance is a wide porch and then an almost new composite door into the hall which contains the staircase that has a cupboard beneath. From the porch are sandstone flagstones and this flooring continues along the hall to the back of the house where there is a utility cupboard housing the washing machine and tumble dryer, and a cloakroom with a wc and wash basin. The kitchen which has been opened out a little is fitted in grey units and beech style worktops has a butlers sink, a built in oven and grill and a 4 burner gas hob with an extractor hood above. Space is available for a larger style fridge/freezer. The dining room and sitting room are both good sizes, each has a handsome fireplace, the dining rooms being classically Victorian with a wood surround and patterned tiled

slips which incorporates a gas fire, and the sitting rooms hosting a woodburning stove.

On the first floor are four bedrooms although the smallest is more a suited as a study as it contains the stairs up to the attic rooms. The other three are all doubles, the principal bedroom being dual aspect and extremely spacious and complimented by an equally spacious ensuite. Both the ensuite and the family bathroom have been refitted, the ensuite having a freestanding roll top bath with ball and claw feet and a separate shower and the family bathroom an oversize shower. Each has a wc and a stone wash basin set into a washstand.

On the second floor is a storage cupboard from the landing and then two further double bedrooms.

OUTSIDE

The front and far side boundaries are walled and behind the former is a decent patch of grass that is used as a pleasant front seating area.. There is a driveway with hardstanding for 4 or 5 vehicles and a detached timber **outbuilding/office** that is dry lined with 2 windows, doors at the front and side, mains power and lighting. Gated access between the property and the outbuilding leads to the garden that is mostly lawned with a backdrop of trees. Off the house is a large decked terrace and covered arbour that has a floodlight, and within the lawn is an ornamental pond. The boundaries are securely enclosed by wooden fencing and brick walls.

SERVICES

Mains water and electricity, oil fired central heating, private drainage.

VIEWING

Strictly by appointment through the vendor's agent W Humphries Ltd





View front aspect

Creighton Road, Woodham, Aylesbury, HP18

Approximate Area = 1768 sq ft / 164.2 sq m

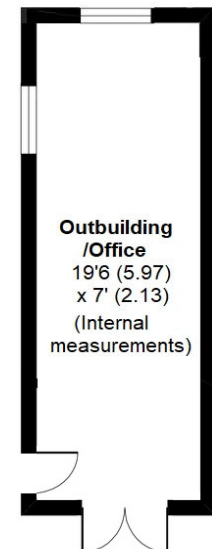
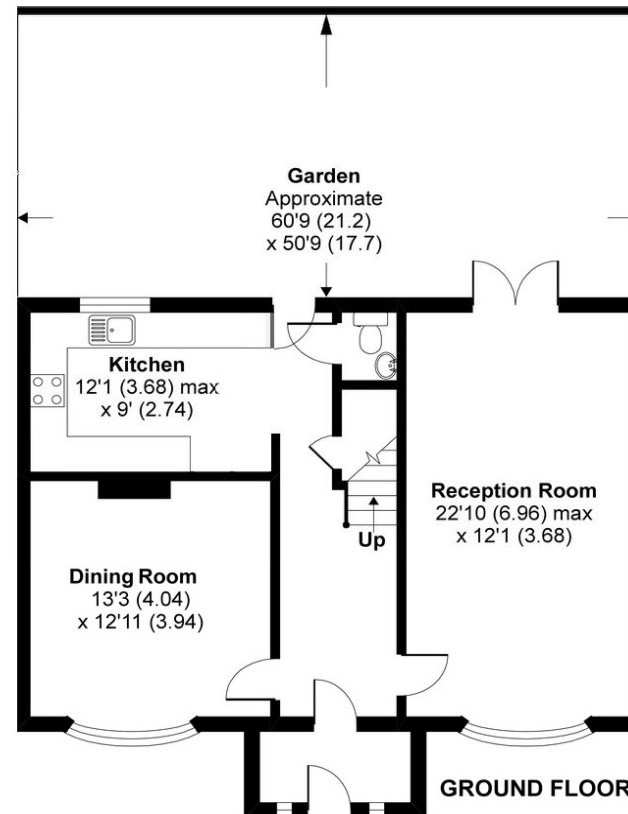
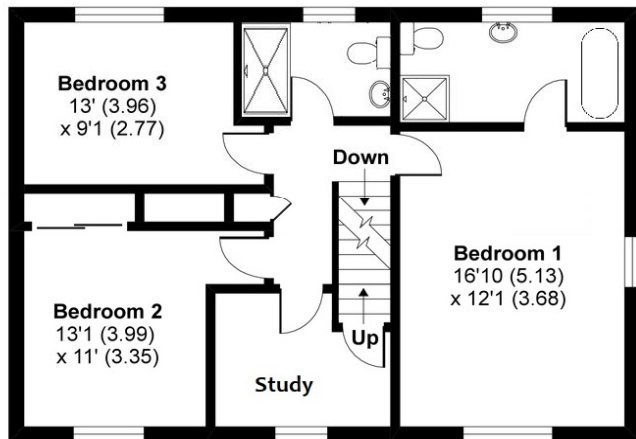
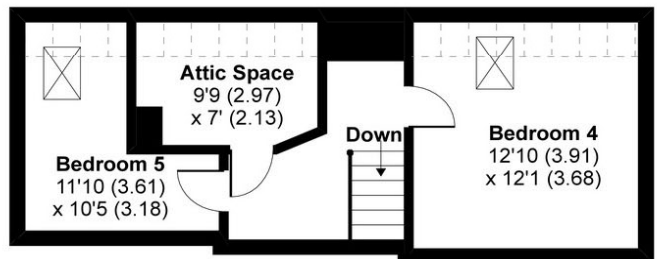
Limited Use Area(s) = 68 sq ft / 6.3 sq m

Total = 2177 sq ft / 202.2 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
Produced for W Humphries. REF: 654575



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.

