



**20 Lower Green, Westcott,
Buckinghamshire, HP18 0NS**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 6 miles (Marylebone 55 mins), Thame & Haddenham Parkway 9 miles (Marylebone 40 mins) Times and distances approx.
20 LOWER GREEN, WESTCOTT, BUCKINGHAMSHIRE, HP18 0NS

A DETACHED FAMILY HOUSE PRESENTED BEAUTIFULLY AND SET DOWN A NO THROUGH LANE WITH A PRIVATE SOUTH FACING GARDEN. CATCHMENT FOR THE SOUGHT AFTER WADDES DON SCHOOL

**Kitchen/Dining Room, Hall, L-Shaped Sitting Room, Study/Family Room, Cloakroom,
Four Bedrooms (3 Doubles and 1 Large Single) New Ensuite (2024) to Main Bedroom,
Family Bathroom. Driveway for 5/6 Vehicles. Patio & Garden. Timber Workshop**

GUIDE PRICE £525,000 Freehold

DESCRIPTION

Lower Green is a quiet lane a stones throw away from wonderful rural walks up Lodge Hill to Waddesdon and in a different direction towards Ashendon and Brill through the surrounding countryside. Number 20, a detached property, offers very comfortable family accommodation and alongside keeping the house in superb decorative order the owners have over their tenure renovated much of the property and in much more recent times (early 2024) created an ensuite to the main bedroom.

The entrance is via a double glazed door with leaded light panels which opens into the kitchen/dining room, of generous proportions the kitchen area is fitted in cream shaker style units and solid timber worktops and more of said units and worktops are stationed along the dining area walls in an attractive dresser style effect. The floor is quarry tiles and the room has both concealed LED lighting and lighting set into the kick boards. Spaces are provided for a

fridge/freezer, washing and dishwasher (plumbing in situ) and a cooking range, above which is a black 'Rangemaster' extraction hood.

There is a dogleg staircase at the end of the hall and the hall's laminate floor has a wooden board appearance, this wooden board style flooring then continues through the reception rooms. The understairs cupboard is virtually a utility room in its own right and contains huge storage. There is a good size study or family room and opposite that a lovely cloakroom with patterned floor tiles, a wash basin, wc, and towel rail/radiator. The sitting room is dual aspect, a spacious L-shape and it overlooks the garden and has doors out onto the patio. In the corner of the room is a large concealed understairs storage area.

Upstairs are four bedrooms with wood laminate flooring and a family bathroom, the guest rooms comprising two excellent doubles and a large single. The principle bedroom has a corridor with an ensuite shower room, crafted from a former walk in wardrobe now this ensuite has LED downlighting, a tiled floor, heated towel rail, wc, wash basin and a shower cubicle, the shower with a handheld and overhead rainfall options. The family bathroom is bigger than

usual and offers a bath and separate shower facility, again the latter with a handheld shower and overhead rainfall shower and also once more there is a heated towel rail. The bedrooms at the back of the house enjoy stunning views up Lodge Hill where the Rothschild mansion Waddesdon Manor is situated.

OUTSIDE

The front is given over to parking and the hardstanding can host five or six vehicles. There is a security light and down the gated side access a tap can be found.

To the rear the mature garden faces pretty much due south and is very private. The patio is stone and the lawn has a border of established flowers, trees and shrubs. A block paved path heads to a fairly substantial timber workshop that has electricity supplied from the house and is built in to the corner of the plot to maximise its size.

The timber shed near the house is where the bio mass boiler resides.



SERVICES

Mains water, drainage and electricity. The central heating is powered via an Okofen bio mass pellet fed boiler.



LOCATION

Westcott is a small village with a combination of modern and period property. It lies in the Parish of the larger village of Waddesdon and sits at the foot of Lodge Hill and the Rothschild mansion, Waddesdon Manor, with beautiful country walks in all directions.

There is a cricket club, delicatessen and small shop. The former M.O.D site is now the venture park and home to a number of businesses.

Aylesbury is some 6 miles (Marylebone 55 mins.). There is also a station at Haddenham – Thame Parkway, with frequent trains to London. Thame is approximately 9 miles with the M40 just beyond.

The Aylesbury line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.

COUNCIL TAX

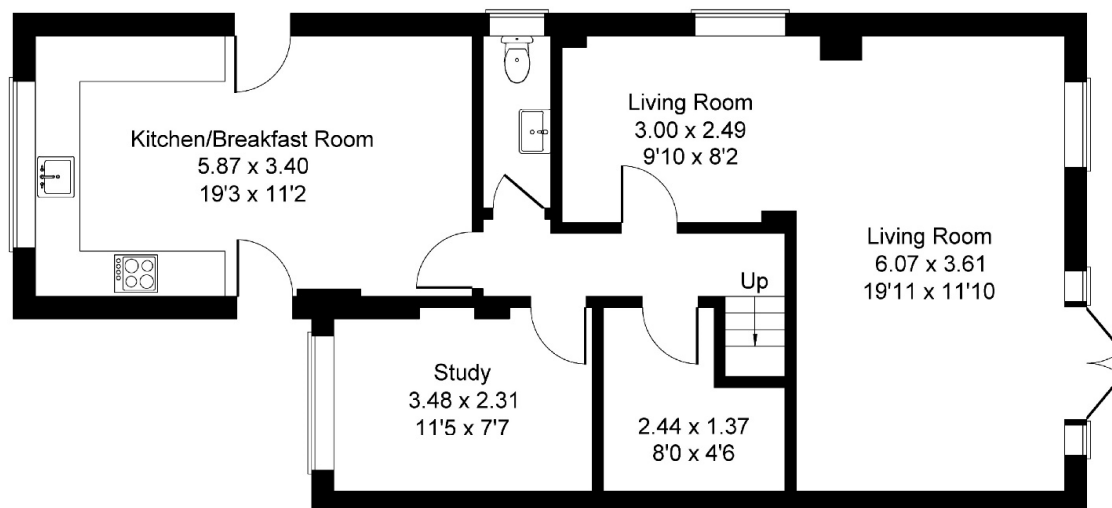
Band E £2,782.56 per annum (2024/2025)



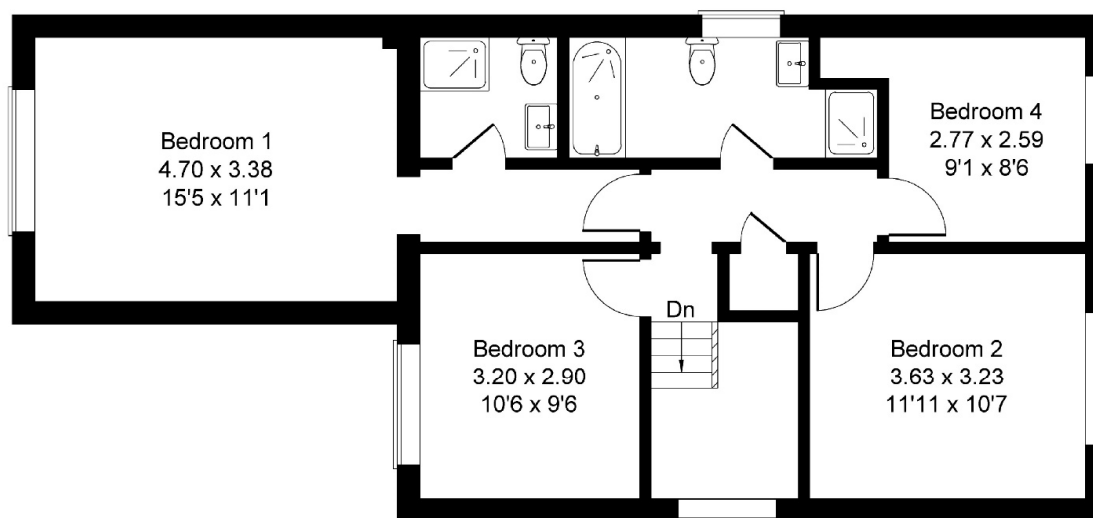
20 Lower Green

Approximate Gross Internal Area = 144.45 sq m / 1554.84 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2024.



Ground Floor



First Floor





EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Primary schools in nearby Waddesdon, Quanton and Grendon Underwood.

Secondary school at Waddesdon.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar schools at Aylesbury.

VIEWING

Strictly via the vendors agent W Humphries Ltd

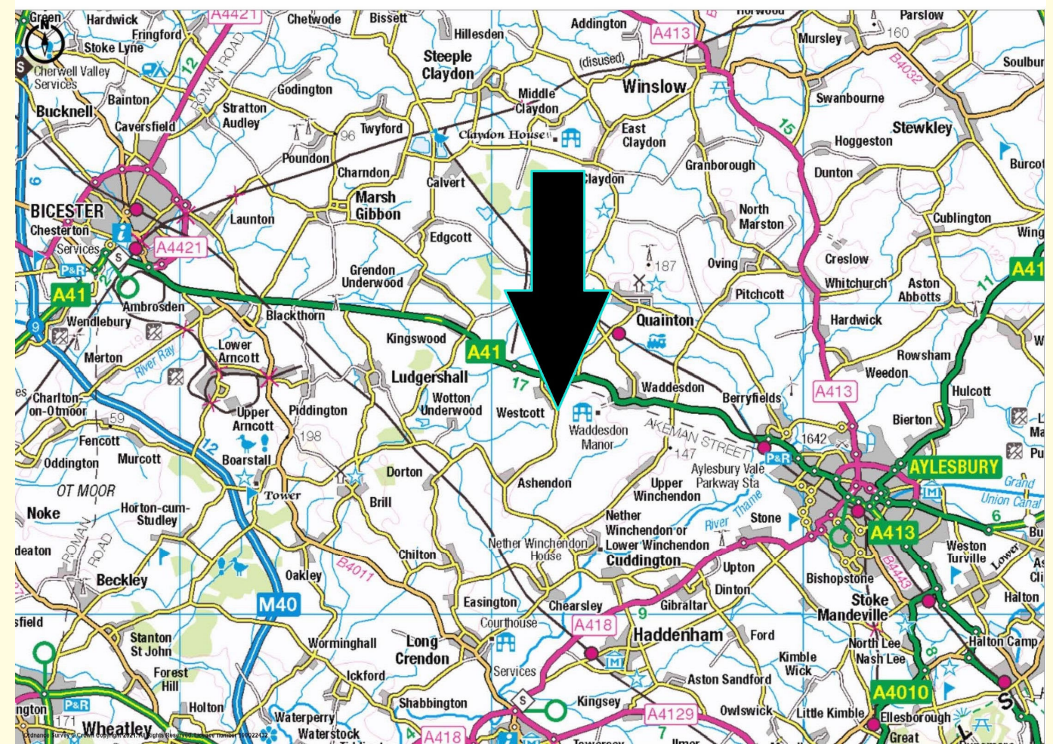
CONNECTIONS

Railway Stations at Aylesbury (Marylebone 55 minutes), Thame & Haddenham Parkway 7 miles (Marylebone 35 minutes), Bicester 11 miles (Marylebone 1 hour), Oxford 22 (Paddington approx. 1 hour).

DIRECTIONS

From Aylesbury take the A41 towards Bicester through Waddesdon and after a mile or so turn left signposted left to Westcott. Lower Green is near the end of the village on the left.





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.

