



21 Quanton Road, Waddesdon,  
Buckinghamshire, HP18 0LN

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)  
**21 QUANTON ROAD, WADDES DON, BUCKINGHAMSHIRE, HP18 0LN**

## **A RARE AND CHARMING ONE BEDROOM GARDEN IN THIS POPULAR VILLAGE. VERY SMART INTERIOR AND GARDEN**

**Sitting Room with Woodburning Stove, Kitchen, Bedrooms & Upstairs Bathroom. Courtyard and Detached Lawn & Patio.**

**GUIDE PRICE £220,000 Freehold**

### **DESCRIPTION**

The row of cottages were built in 1890 by the Rothschild estate and have pretty mellow brick elevations beneath a slate roof.

Inside number 21 is beautiful, pristine accommodation, the double glazed patterned glass door opens into the sitting room which has a lovely old stock brick fireplace housing a cast iron woodburning stove upon a slate hearth encased by as wooden fender. To the side of the fireplace is a charming cupboard. The front aspect is a pvcu double glazed sash style window. The kitchen has a chic retro feel fitted with a surprisingly big range of varnished pine units and worktops. Spaces are provided for a cooker and adjacent the thoughtfully designed understairs cupboards is space for a fridge/freezer.

On the landing is access to the loft that has a ladder, lighting and has good storage with a boarded floor. The bedroom is an excellent double. There are floorboards, wardrobe hanging space and drawers and the room again enjoys a shas style upvc double glazed windows.

### **OUTSIDE**

The front is paved and bordered by a picket fence.

The rear is quirky. Firstly immediately off the back door is a little sun trap courtyard. Here is a brick store where the washing machine and tumble dryer are located.

Then you have a short meandering walk to the garden which is a great lawn, patio and shed, the lawn edged with a deep well stocked flower border and a couple of

mature trees. Prior to the lawn is a gravelled spot and rockery, a good place for a rotary dryer.

It should be noted that the garden itself is private but you do have to walk through neighbouring gardens via a right of way to reach it.

### **AGENTS NOTES:**

Modern Fischer electric radiators with thermostat control were installed into the sitting room and bedroom in 2023.

The front sitting room wall has a damp guarantee from Olde Worlde Property care valid from 2020 for a term of 25 years.

**COUNCIL TAX** – Band B £2,026.22 2026/27

**SERVICES** - Mains electricity, 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 BRITANNIA' 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 Quanton 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.

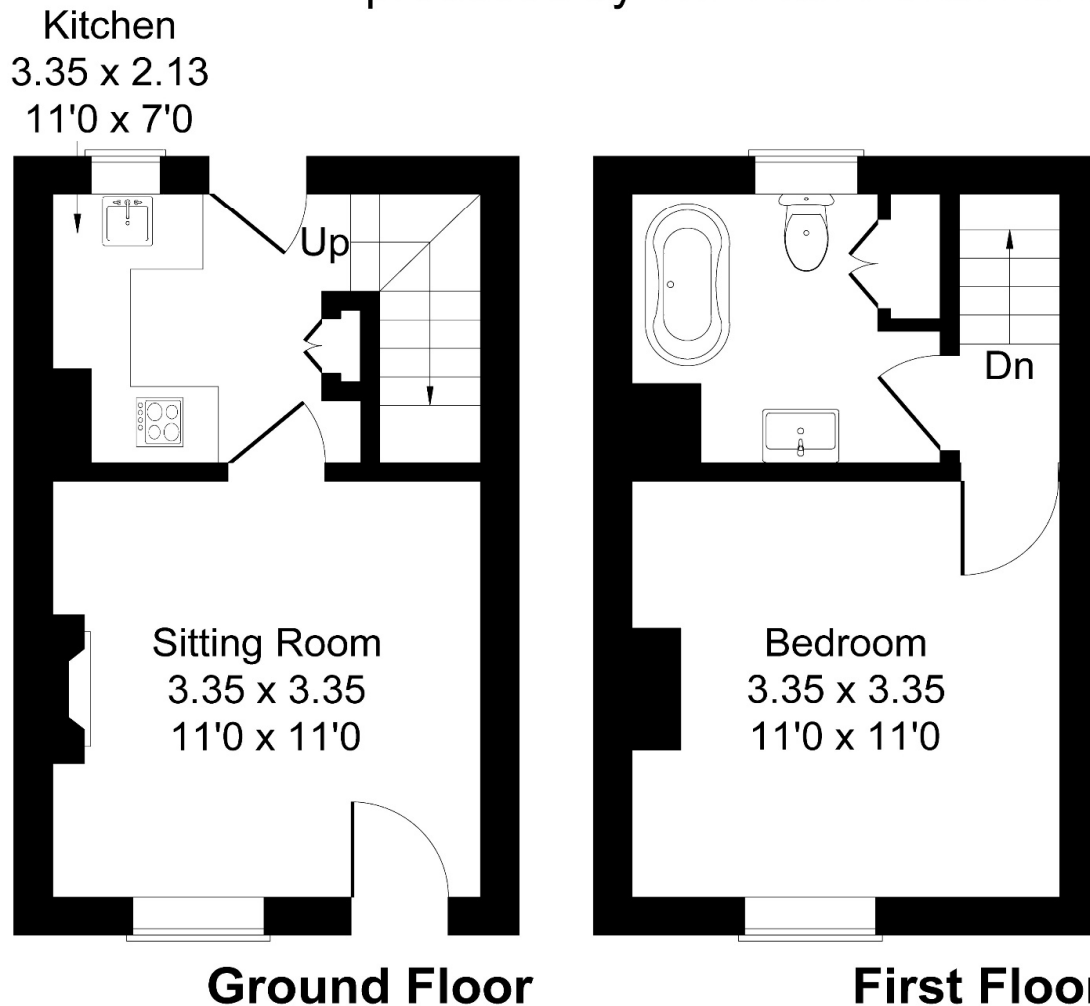
Grammar Schools at Aylesbury.



# 21 Quainton Road

Approximate Gross Internal Area = 37.98 sq m / 408.83 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale,  
produced by The Plan Portal 2026.







#### IMPORTANT NOTICE

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