

122 High Street, Waddesdon,
Buckinghamshire, HP18 0JF

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY

Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)

122 HIGH STREET, WADDESDON, BUCKINGHAMSHIRE, HP18 0JF

A CHARMING VICTORIAN HOUSE WITH NO UPPER CHAIN AND ELEGANT ACCOMMODATION PROVIDING A BLANK CANVAS INSIDE AND OUT.

Hall, Sitting Room, Dining Room, Family Room, Kitchen, Store & Lobby with wc, 3 Bedrooms, Bathroom. Good Size Garden and Private Off Road Parking for 2 Vehicles.

GUIDE PRICE £350,000 Freehold

DESCRIPTION

The cottage formed part of the Rothschild Estate and can be identified from the 5 arrows motif adorning the front elevation of the building. The accommodation has high ceilings, lots of original features including a carved staircase and Victorian doors that conspire to produce an extremely elegant feel. From the entrance you enter the hall where the stairs rise to the first floor, a cupboard is found below. There are three good reception rooms, 2 having the old fireplaces that are now disused, the front reception rooms old fireplace flanked by lovely built it cupboards. The rooms are flexible, however naturally you would assume the front room is the sitting room, then behind the dining room, and off said dining room a family room possibly. In the kitchen are cream units and laminated black granite effect worksurfaces incorporating a stainless steel sink. Spaces are available for a cooker, fridge/freezer, dishwasher and washing machine (plumbing in situ). The kitchen has a wood laminate floor and LED downlighting. Beyond the kitchen is a lobby where the boiler is located, also a wc, a large store room and a door to outside.

Upstairs are three bedrooms, two of them doubles and one a single that has a deep cupboard over the bulkhead, the single bedroom arguably the most interesting with its windows and panelling. In the bathroom is the usual wc, wash basin and panelled bath, a shower being over the latter.

OUTSIDE

The front boundary is a brick wall topped with wrought iron railings and a hand gate leads onto a buff and terracotta tiled path up to the entrance, which is sheltered by an attractive arched canopy.

There is a really decent back garden stretching to over 60ft in length comprising a paved patio and lawn with a gravel path running through the middle to the end and the parking. 2 bays are provided here for vehicles accessed from a lane at the end of the cottage over which a right of way will be granted.

Connecting the front and rear is a covered passageway which supplies dry access down the side.

Beyond the garden and parking is a hedge and then open countryside.

The owners of 122 High Street will be obliged to contribute 1/6th of costs towards maintenance of the access lane to the parking.

COUNCIL TAX – Band C £2,315.69 2026/27

SERVICES - Mains electricity, water, gas 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.

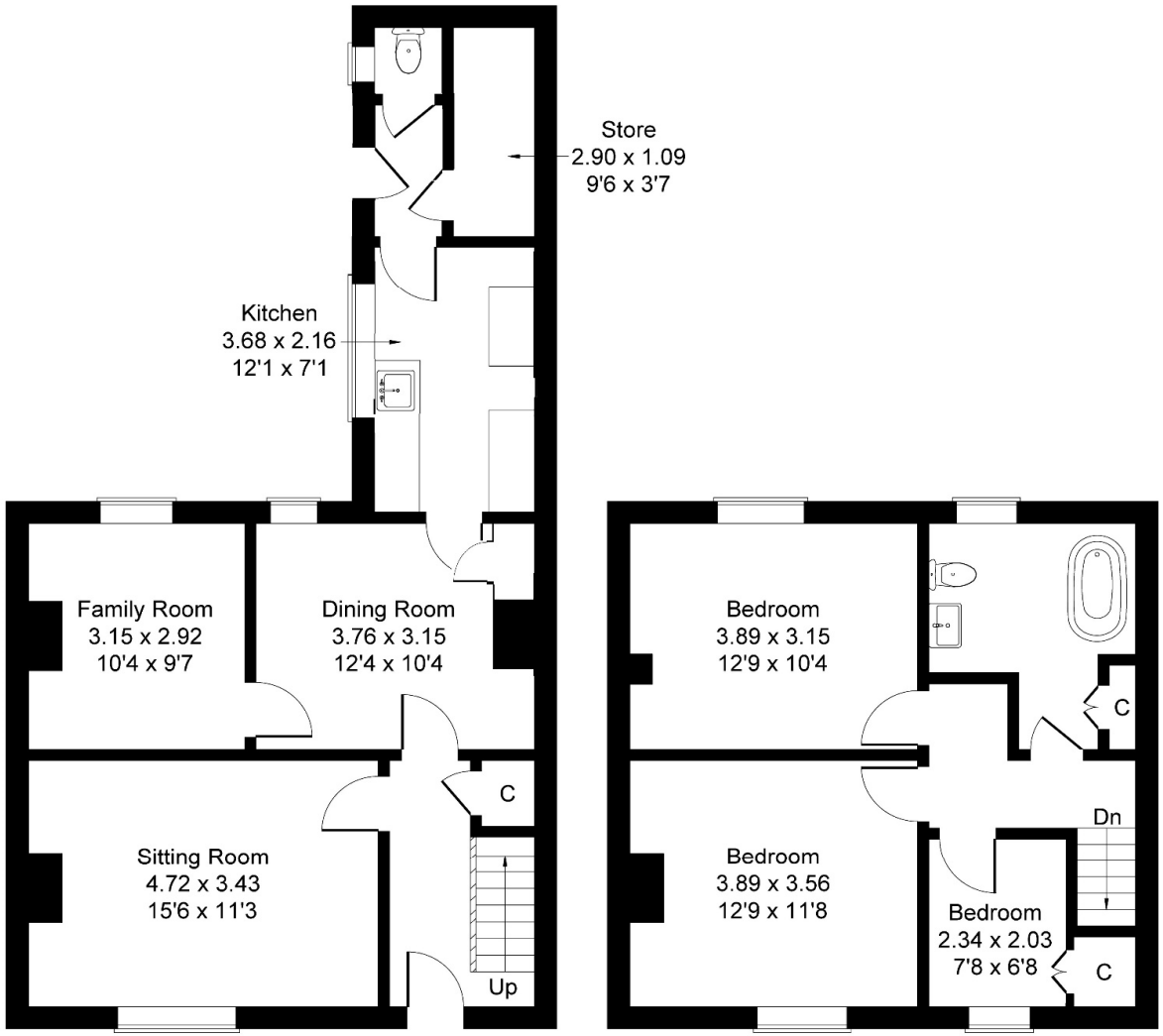




122 High Street

Approximate Gross Internal Area = 106.84 sq m / 1150.01 sq ft

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



THE RECEPTION ROOMS















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.

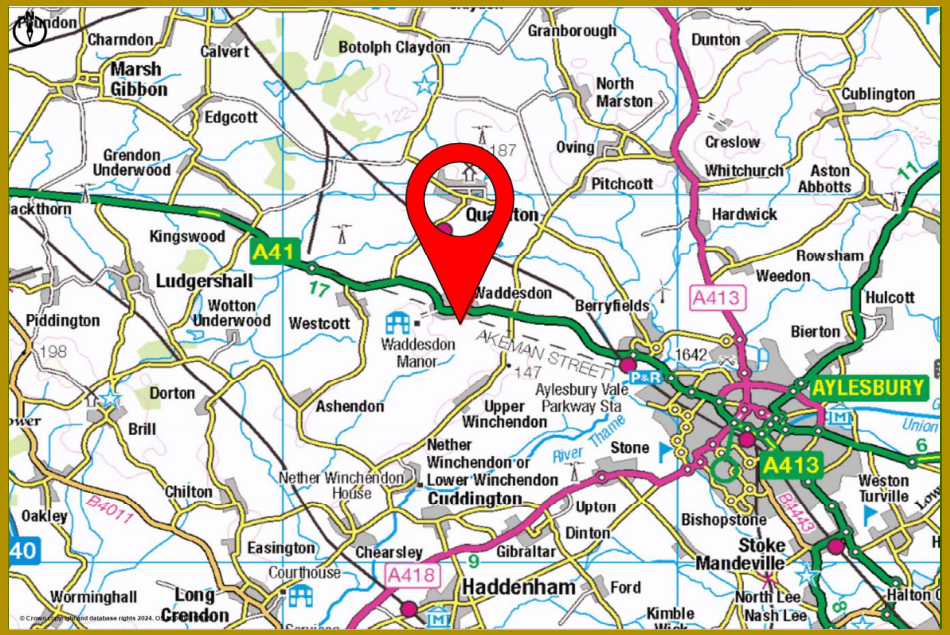
6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

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