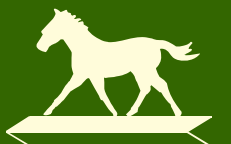




13 Chestnut Close, Waddesdon,
Buckinghamshire, HP18 0LJ

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)
13 CHESTNUT CLOSE, WADDESDON, BUCKINGHAMSHIRE, HP18 0LJ

DETACHED FAMILY HOUSE IN THE CORNER OF A CUL DE SAC WITHIN A SHORT WALK OF THE SCHOOL THAT HAS PLANNING CONSENT FOR FURTHER EXTENSION TO CREATE A SUBSTANTIAL PROPERTY.

Lobby, Cloakroom, 3 Reception Rooms, Conservatory, Kitchen, Huge Boot Room/Utility, 4 Bedrooms & Bathroom. Driveway for 4 Vehicles and EV Charging Point. Double Garage. Private Garden.

GUIDE PRICE £575,000 Freehold

DESCRIPTION

13 Chestnut Close nestles in the corner of a cul de sac, an extended, detached family house with full planning consent to again increase the size of the accommodation. The new plans passed would allow the building of a new study, the conversion of one of the garages into another reception room and enlarging the back of the house on the ground floor to create a stunning open plan kitchen, dining and living room. On the first floor a fantastic principal bedroom suite is fashioned with a substantial bedroom, dressing room and a shower room. For illustrative purposes the plan of the consent permitted is contained within this brochure.

At present the actual front door is seldom used as down the side you find an excellent boot room, a perfect entrance after a dog walk or to store coats and shoes etc...and this has a new composite door.

The original front door though leads into a lobby, off which is a cloakroom with a wc and wash basin and a door to the double garages, half of which is adapted to a gym. Then there is the first of two sitting rooms, this one having a handsome carved stone fireplace with an inset cast iron woodburning stove. Centrally situated is the dining room and staircase and this room provides access to the conservatory, second sitting room and kitchen, said kitchen with navy blue units and black granite effect worktops, the latter incorporating a butlers sink. Integrated are a fridge, Rangemaster 5 burner gas hob, extractor hood, and Hotpoint oven. On the side wall is a dresser. The conservatory is brick and pvcu construction that has a tiled floor and doors to the garden. The second sitting area is a lovely room also with doors to the garden. Adjacent the kitchen is the aforementioned boot room and utility, excellent dimensions with the utility at the

far end comprising cupboards, worktop and a sink. Plumbing for either a dishwasher and washing machine are located in both the kitchen and utility room. On the first floor the loft is partly boarded and is lit. There are four bedrooms, three doubles and a generous single, the main bedroom benefitting from hand made shutters and air conditioning. In the bathroom is a white suite of wc, wash basin with a vanity unit below and a panelled bath that has a shower screen and an overhead shower. Grey metro tiling adorns the walls.

OUTSIDE

The herringbone block paved driveway can host up to 4 vehicles and the double garage has a concrete floor, metal up and over doors and a dividing wall internally with one part of the double garage as previously stated being used as a gym. There is a little sheltered seating spot left of the driveway. An EV charging point has been installed.

A gate at the side provides a secure route to the garden where a patio stretches across the rear of the house forming a welcoming terrace to the second sitting room. The lawn is mainly enclosed by a mature hedge that affords a great deal of privacy. Power points are in situ and a large hot tub is available by separate negotiation.

COUNCIL TAX – Band F £3,762.98 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 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 5 miles 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.





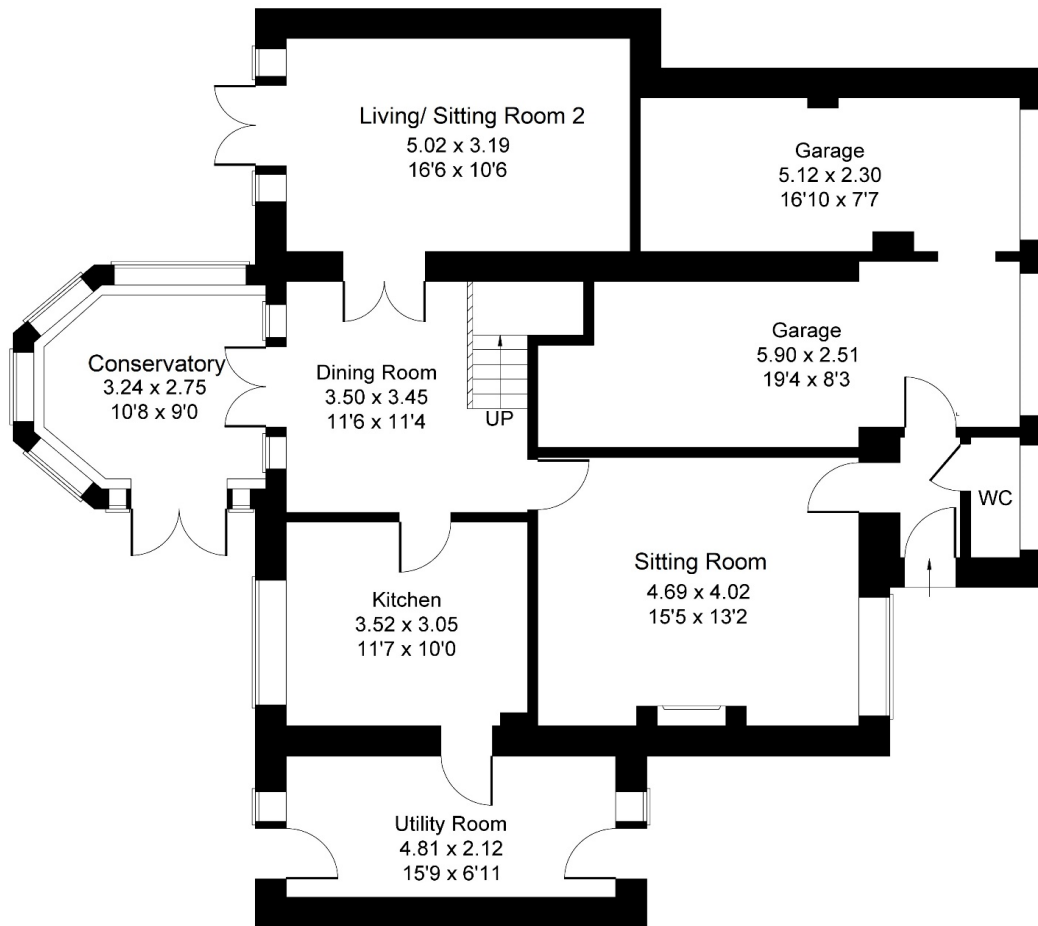
13 Chestnut Close

Approximate Gross Internal Area = 143.89 sq m / 1548.81 sq ft

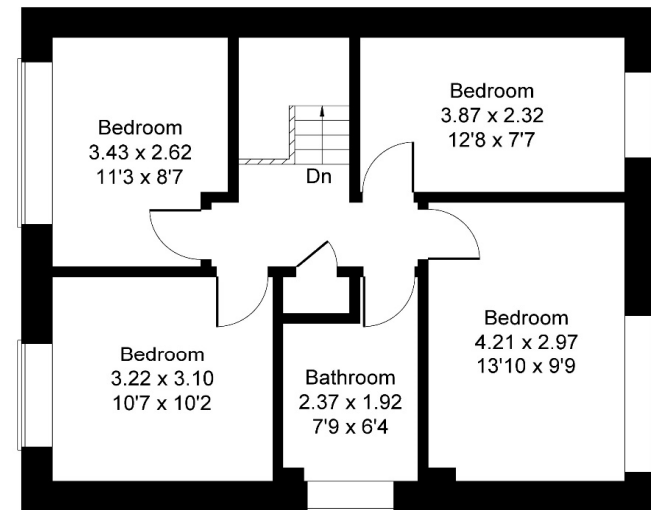
Garage = 31.21 sq m / 335.94 sq ft

Total = 175.10 sq m / 1884.75 sq ft

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



Ground Floor

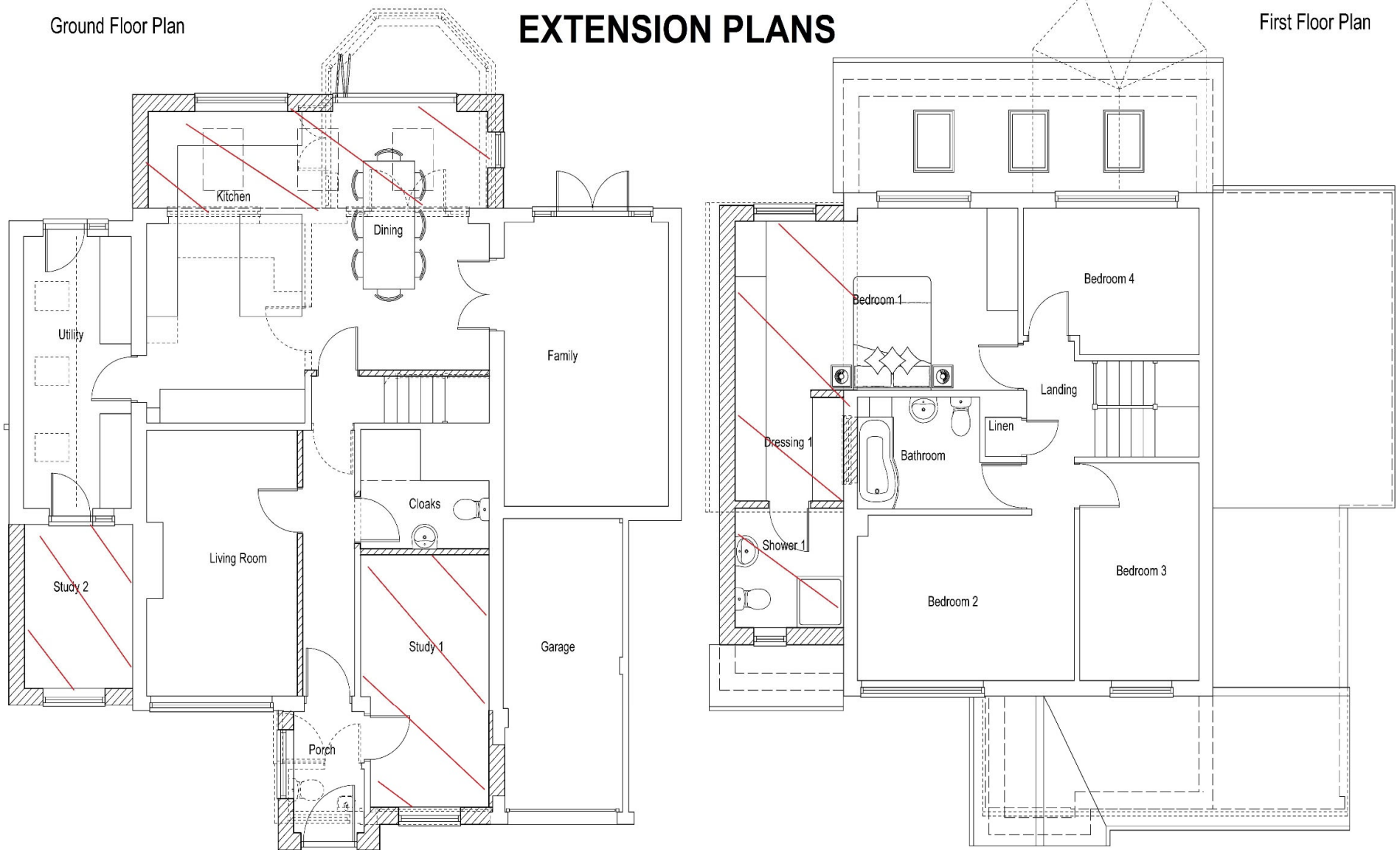


First Floor

Ground Floor Plan

EXTENSION PLANS

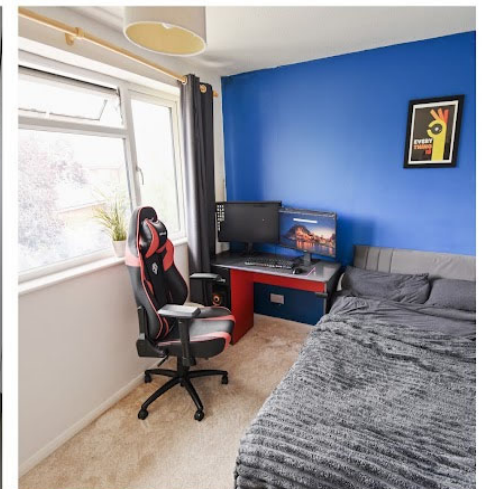
First Floor Plan



The red hatched areas show the new reception room (study 2), the conversion of part of the garage (study 1), the extension and creation of a new open plan kitchen/living/dining room and on the first floor a new extension to the main bedroom suite.







IMPORTANT NOTICE

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- 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.

