



Blackgrove Road  
Waddesdon

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Bainners & Babingtons







A substantial and versatile 7 bedroom detached property set within 0.49 acre plot, with annex potential. The property boasts stunning panoramic views over the Quainton hills and surrounding countryside.

Lapstone House, Blackgrove Road, Waddesdon, Aylesbury, Buckinghamshire, HP18 0NJ

Offers Over £1,250,000

- Substantial 7 Bedroom Detached Property
- 0.49 Acre Plot
- Annex Potential
- Views over the Quainton Hills & Surrounding Countryside
- Three Reception Rooms
- Fabulous Family Kitchen/Diner
- Four En suites & Two Further Bath or Shower Rooms
- Two Balconies
- Garage
- School Catchment for Waddesdon



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## Location

Waddesdon is perhaps best known for the National Trust property, Waddesdon Manor, and has schooling for all ages, GP and dental surgeries, a veterinary surgery, restaurants, public houses, a shop, and a post office. There is also a network of public footpaths through the Rothschild Estate. Aylesbury (5.5 miles) and Bicester (12 miles) both have shopping, social and sports facilities, and mainline railway stations with services to Marylebone.





## Description

A substantial and versatile 7 bedroom detached property set within 0.49 acre plot, with annex potential. The property boasts stunning panoramic views over the Quinton hills and surrounding countryside.

The property is accessed through electric gates where there is ample off road parking for numerous cars and consists of: entrance hallway with a modern downstairs shower room. From the hallway is the reception/study with double doors leading to the spacious dual aspect reception room with open fire place.

The dual aspect kitchen is the real heart of the home, a great place to socialise with friends or simply for a family to gather at the end of a busy day. The modern kitchen has ample eye and waist level storage, middle island with seating and further storage, new range cooker, integrated dishwasher, granite work tops, under floor heating and bi-fold doors leading to the patio and garden. From the kitchen is a semi open plan dining room for more formal occasions.

In addition there is second kitchen which also leads to a conservatory and a part converted garage with shower room, that could form part of an annex if required.

There is also a downstairs dual aspect bedroom with under floor heating, French doors to the garden and a modern shower room.

### Upstairs

There are a further six bedrooms and three bathrooms, with two bedrooms benefitting from French doors opening onto the large balcony overlooking the garden and the Quinton Hills.

### Outside

The south west facing rear garden is laid mainly to lawn with a sociable patio area, mature trees and hedging providing privacy and is surrounded by open countryside. There is ample parking in the private driveway for numerous cars and a garage.

Other notable features include: double glazing throughout, LPG gas central heating and sewerage treatment plant. Fibre broadband coming soon.





## General Remarks and Stipulations

Tenure  
Freehold

EPC Rating  
F with C Potential

Local Authority  
Aylesbury Vale District Council

Post Code  
HP18 0NJ

Viewing  
Strictly by appointment with Bonners & Babingtons

## Important Notice

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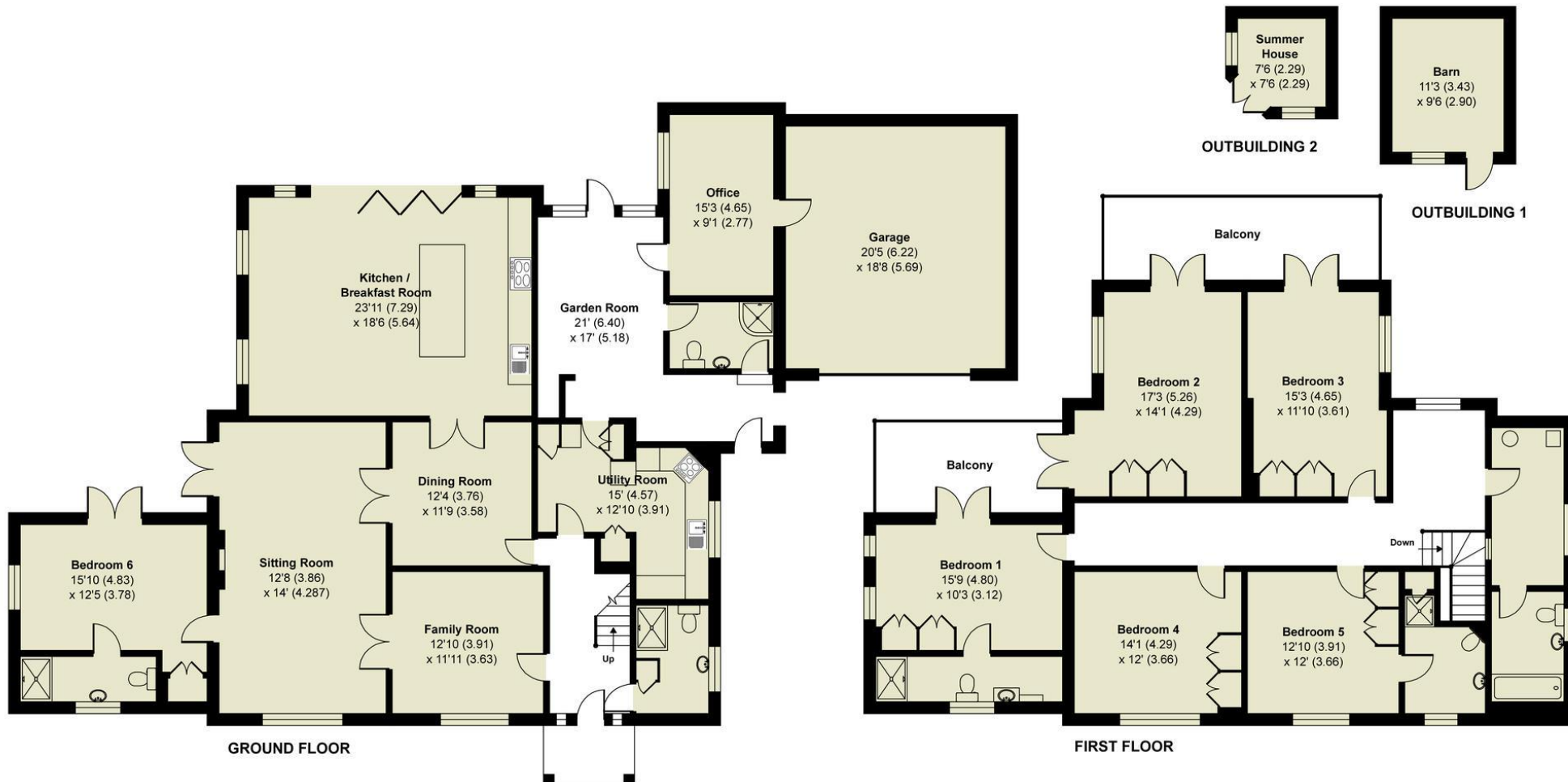
Approximate Area = 3703 sq ft / 344 sq m

Garage = 383 sq ft / 35.6 sq m

Outbuildings = 159 sq ft / 14.8 sq m

Total = 4245 sq ft / 394.4 sq m

For identification only - Not to scale







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