



**BLACKGROVE ROAD, WADDESDON, HP18**  
£3,000 per month\*

**Carter Jonas**

# BLACKGROVE ROAD, WADDES DON, HP18

A five bedroom detached house with a one bedroom annexe and triple garage as well as eight stables and an equestrian ménage, set within 3.5 acres of garden and grounds to the east of Waddesdon village in central Buckinghamshire.

Accommodation comprises - Entrance hallway, cloakroom, office, living room, dining room, kitchen, utility room & WC. To the first floor there are 5 bedrooms one with en suite and dressing room, and a family bathroom. The integral annexe comprises of a reception room, kitchen & WC. To the first floor of the annexe is a bedroom & bathroom. Externally there is a large garden with pond, sizeable driveway & double garage.

Paddock land, stables and ménage extending to 2.20 acres is available under a separate agreement at a rent of £200pcm and to be taken as seen.

Available unfurnished from early January 2024 for an initial 12 month term.

- Council Tax Band = G
- Deposit Required = £3,461.54
- 5 Bedrooms (Master with en suite and dressing room)
- 3 Receptions
- Kitchen
- Office/Snug
- Utility
- Integral Annexe
- with 1 bedroom, kitchen, WC & Bathroom
- Gardens
- Double Garage
- 2.20 acres of paddock land
- FPC - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		81
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Wayside Farm, Blackgrove Road, Waddesdon, Aylesbury, HP18

Approximate Area = 3593 sq ft / 333.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2023. Produced for Carter Jonas. REF: 1030767



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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\* Administration fees may apply depending on tenancy type. Please contact your local branch for this information.