



Station House, Ashendon Road, Westcott,
Buckinghamshire, HP18 0NX

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 6 miles, Haddenham & Thame Parkway 7 miles (Marylebone 55 & 35 mins respectively)

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SUBSTANTIAL VICTORIAN HOUSE, THE FORMER STATION HOUSE TO THE BRILL TRAMWAY NOW AN EXCELLENT FAMILY HOME SET IN GENEROUS GARDENS BACKING ONTO COUNTRYSIDE WITH A VIEW UP LODGE HILL. OUTBUILDINGS INCLUDING THE OLD TICKET OFFICE

Kitchen/Breakfast Room, Sitting Room, Family Room, Dining Room, Bedroom Suite with Shower Room, Four First Floor Bedrooms, Bathroom. Outbuildings – The Old Ticket Office & Replica Carriage (Totalling 388 sq ft), 0.17 Acre Plot. Rural Views to Front & Rear.

Guide Price £595,000 Freehold

HISTORICAL NOTE:

The Brill Tramway is all but a faded memory with little physical evidence remaining of its existence. The small village line was constructed by the Duke of Buckingham to carry freight from his estates to the Aylesbury and Buckingham railway line at Quainton Road beginning life as a horse tram but in 1872 The Duke purchased two 8 miles per hour traction engines providing mixed trains travelling in each direction. Westcott station had a single platform and a small wooden station building initially named 'Westcott Siding'. From 1872-1894 the station offered two trains in each direction every day which increased to three in 1895 and then four in 1899. The station was staffed by a single employee who was responsible amongst other things for oil lamp maintenance and operating the nearby level crossing gate, he was provided with a house by The Duke immediately adjacent the station. After dwindling goods and passenger traffic the Tramway closed in 1935, the cheapest of the lots when the infrastructure was auctioned off were the Westcott Station sign and the crossings oil lamps, both sold for one shilling. The house fetched £305.00, the station building and railway house are the only two significant buildings associated with The Brill Tramway to have survived.

DESCRIPTION

Station House as stated in the paragraph above dates back to the 1870's, once a fairly humble station masters house it is now a much more substantial family home. The front elevation is an attractive double gable, rendered beneath a clay tile roof. The property nestles next to countryside with views to Brill and behind up Lodge Hill where resides Waddesdon Manor. The interior has tremendous character and good natural light from the many picture windows. At the entrance is a lobby which leads into the first of two principle reception rooms, both sizeable with floorboards and fireplaces, one containing a woodburning stove, the other open having a black and brushed chrome surround, each

encased in wood. The kitchen is a huge space fitted out with painted timber cupboards and units, display cabinets and a wine rack. The solid wood worktops incorporate a butlers sink, integrated is a 'Neff' fridge/freezer and remaining is an electric range cooker that has a four ring hob, hotplate, two ovens and a grill. Above is an extractor hood. The room has downlighting and a quarry tiled floor. Then there is a dining room, the floor now a quality laminate and a window seat with storage boxes underneath stretches along one wall. The next room again with excellent proportions has a variety of uses such as possibly a family room or study but it works very well as a living/bedroom for guests being served by an ensuite shower room.

The first floor is approached from a dog leg wooden staircase, the landing and four bedrooms have floorboards and through all upstairs the ceilings are vaulted. Three of the bedrooms are doubles and the master is fitted with wardrobes and retains the old cast iron fireplace. In the bathroom is a white suite, panelled walls and a freestanding roll top bath with ball and claw feet that has a telephone style mixer tap and hand held shower.

OUTSIDE

The total plot extends to approx. 0.17 of an acre and thus there are generous gardens. At the front behind a picket fence and brick wall is gravelled parking that can accommodate three or more vehicles, access is via either a five bar or hand gate.

Down the northern boundary is where the old siding would have stood, it is now rather aptly railway sleepers.

The Old Ticket Office is a charming relic of the Brill Tramway comprising of the original toilet area, waiting room and office with the sales hatch still separating the latter two. The waiting room harbours a woodburning stove and the whole has wood block flooring, power and lighting.



Stood adjacent is a **replica railway carriage** commissioned and installed by the present owners that has three sections currently used as sheds and stores. Off the rear of the house is a large stone patio and beyond a lawn sprinkled with mature trees and further along underneath an arbour is another seating area. Being surrounded by open farmland and meadows the views are exceptional from the garden to Lodge Hill whereupon stands Waddesdon Manor and from the doorstep across to Brill.

LOCATION

Westcott is a small village with a combination of modern and period property. It lies in the Parish of the larger village of Waddesdon and sits at the foot of Lodge Hill and the Rothschild mansion, Waddesdon Manor. There is a social club, delicatessen, shop and excellent school within the village. The former M.O.D site is now the venture park and home to a number of businesses. Aylesbury is some 6 miles (Marylebone 55 mins.). There is also a station at Haddenham – Thame Parkway, with frequent trains to London. Thame is approximately 9 miles with the M40 just beyond. The Aylesbury line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.

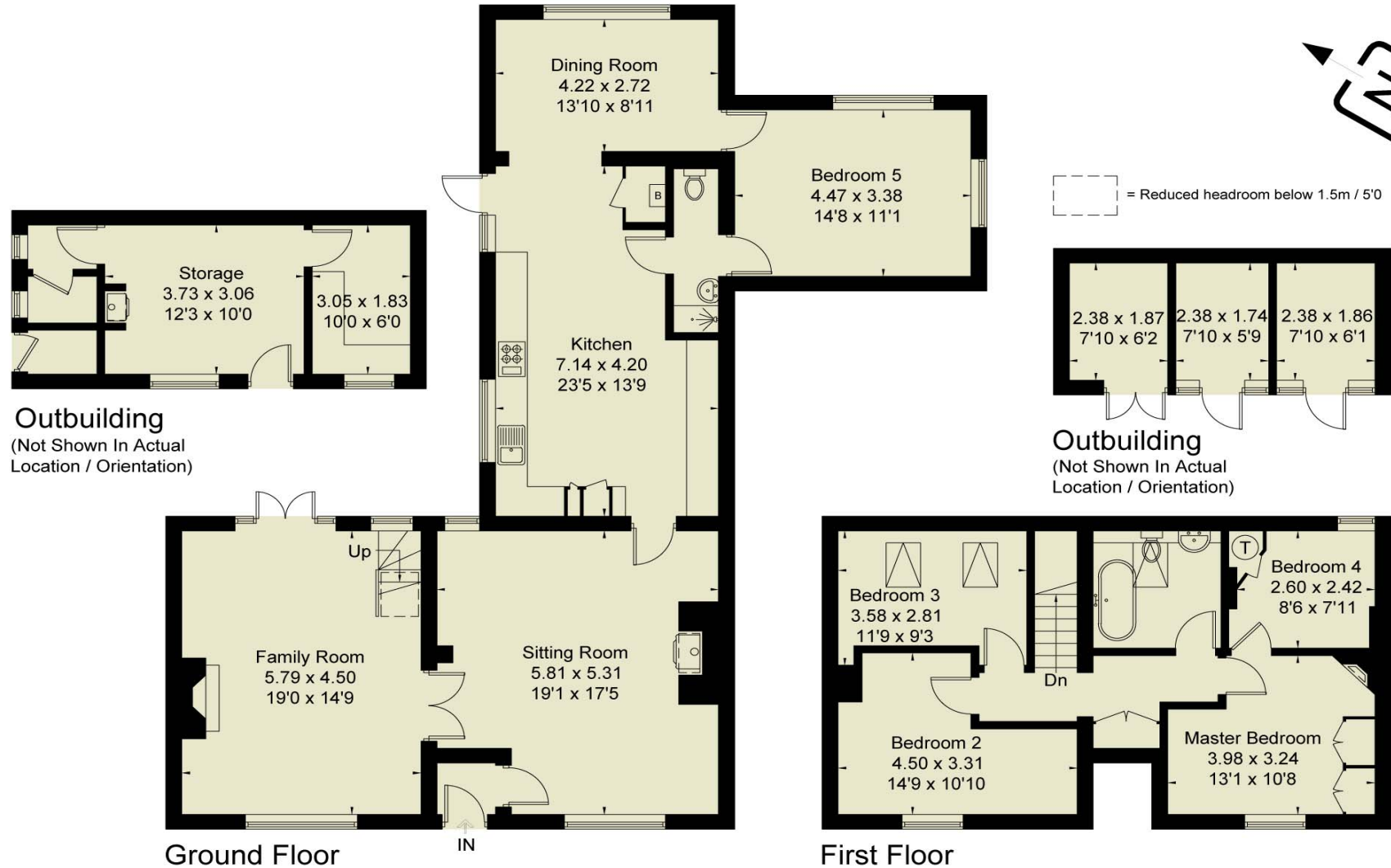
EDUCATION - Preparatory schools at Ashfold, Swanbourne and Oxford. Primary school in Westcott. Secondary school at Waddesdon. Public schools at Stowe, Berkhamsted and Oxford. Grammar schools at Aylesbury.

SERVICES - Mains water, drainage and electricity. Oil fired central heating.

VIEWING - Strictly via the vendors Joint Agents W Humphries Ltd and Michael Graham

DIRECTIONS - From Aylesbury take the A41 towards Bicester through Waddesdon and after a couple of miles turn left signposted to Westcott. Continue on this road into the High Street and then Ashendon Road.





APPROXIMATE GROSS INTERNAL AREA= 175.2 SQ M / 1886 SQ FT
OUTBUILDING = 36.1 SQ M / 388 SQ FT
TOTAL = 211.3 SQ M / 2274 SQ FT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FLOORPLANZ © 2018 0203 9056099 Ref: 213823



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