



# 131 Station Road

**\*\*Launching late February 25th  
Call for your appointment\*\***

Just one of two impressive brand new 4 bedroom detached family homes on the outskirts of this highly sought after village. To be finished to a high specification throughout by local builder of very good standing with a local village pedigree and the property will come with a 10 year LABW building warranty.

BRAND NEW  
DETACHED FAMILY HOME  
4 BEDROOMS / 3 RECEPTION ROOMS  
FINISHED TO A HIGH SPECIFICATION  
10 YEAR LABW BUILDING WARRANTY  
EDGE OF VILLAGE LOCATION  
LARGE LANDSCAPED GARDEN  
HUGE OPEN PLAN LIVE IN KITCHEN  
TWO SETS OF TRI-FOLDING DOORS ONTO  
GARDEN  
GENEROUS OFF ROAD PARKING



**Quainton** takes its name from the Old English words Cwen + Tun and means "The Queens Farmstead or Estate" prominent on the skyline is the 14th century church which is exceptionally rich in large late 17th and 18th century monuments. The centre point of Quainton is the picturesque village green which looks up towards the 1830 windmill. In the middle of the green is a fourteenth century preaching cross and in a picture from the late 1800's the old whipping post is visible where miscreants were tied and flogged! Until the outbreak of Dutch Elm disease the village was embosomed by trees. Quainton now has a traditional public house, a great little coffee shop/deli and a general store.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar's Square Centre in Aylesbury, Milton Keynes and Oxford.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Services to Euston are available from Cheddington and Leighton Buzzard.

### EDUCATION

Preparatory schools in Ashfold, Swanbourne and Oxford  
Village Primary School at Quainton  
Waddesdon Secondary School  
Public schools at Stowe, Berkhamsted and Oxford  
Grammar Schools at Aylesbury and Buckingham

### SPORTING

Leisure facilities at sports centres in Aylesbury and Bicester  
Fishing available at Claydon Lakes, Calvert, Mursley, Buckingham and Milton Keynes  
Golf at Buckingham, Horton Cum Studley, Stewkley and Hartwell  
Horse racing at Towcester  
Motor Racing at Silverstone  
Water sports at Milton Keynes  
National Hockey Stadium, National Badminton Centre and Indoor Ski slope can be found at Milton Keynes

### Specifications. Details supplied by Vendor. Subject to change. Pictures are of Show Home

#### Ensuite 1 & 2 -

Fitted clay grey vanity units with chrome furniture, onyx karndean flooring, large walk in showers, chrome towel rail

#### Main Bathroom □

Fitted clay grey vanity units with twin sinks and chrome furniture, onyx karndean flooring, bath, chrome towel rail

#### Stairs □ Oak staircase, rail and bannister

Deep oak skirting, oak architrave, oak window-boards, Dordogne oak door and lining throughout

Underfloor heating throughout downstairs, radiators upstairs

Mains pressure hot water. Heating and hot water is run by a very efficient heat pump with smart invertor technology

Fitted downlights throughout the kitchen, dining area, hallway and cloakroom

#### Kitchen Diner □

Modern handle-less gloss stone kitchen with star galaxy granite, large fridge freezer, wine cooler, dishwasher, AEG double oven/microwave and a five ring induction hob. The dining area has the added feature of a lantern roof light and bio-fold doors

#### Cloakroom □

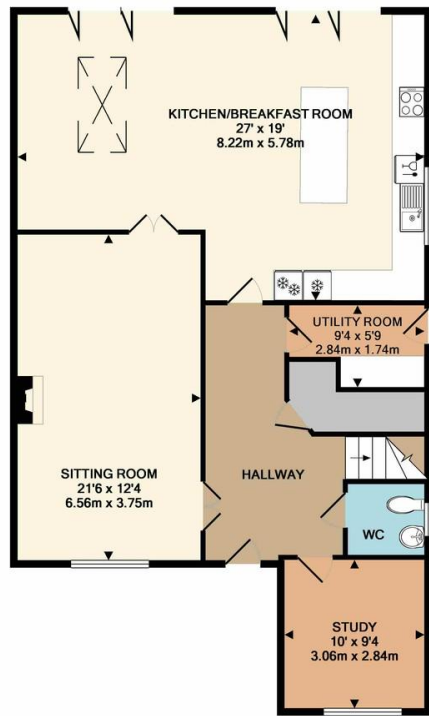
Fitted furniture in clay grey

Flooring throughout hall, kitchen, dining area and cloakroom is Opus Terra Karndean

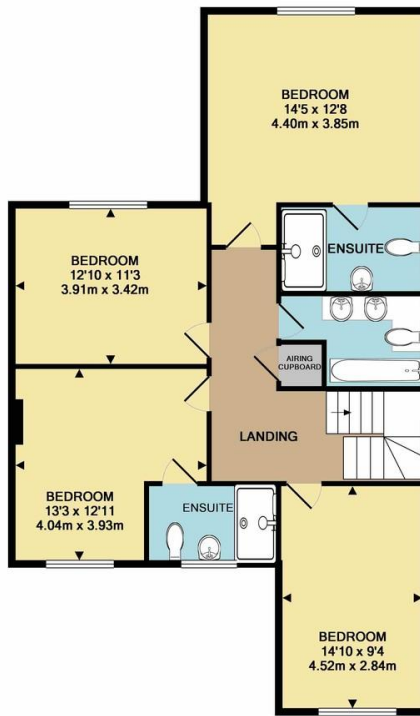
Open fire in lounge

Indian Stone Patio, stone window sills





GROUND FLOOR  
APPROX. FLOOR  
AREA 1060 SQ.FT.  
(98.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 900 SQ.FT.  
(83.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1960 SQ.FT. (182.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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