



Dovecote, Lee Road, Quainton,
Buckinghamshire, HP22 4DJ

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins.), Buckingham 9 miles, M40 8 miles, Leighton Buzzard 10 miles (Euston 36 mins.). (Distances approx.)

DOVECOTE, LEE ROAD, QUANTON, BUCKINGHAMSHIRE, HP22 4DJ

A CONVERTED BARN IN GARDENS AND GROUNDS EXTENDING TO APPROX. 2.7 ACRES WITH PANORAMIC VIEWS IN A GLORIOUS RURAL SETTING

Reception Hall, Cloakroom, Kitchen/Dining Room, Utility Room, Sitting Room, Guest Suite/Reception Room with Shower Room, Master Bedroom with Bathroom and Dressing Room/Bedroom Five, Two further Bedrooms and Shower Room. Substantial Gravelled Parking, Two Bay Cart Shed, Formal Garden and Terraces, Grass and Paddocks, Ancient Fish Ponds

GUIDE PRICE £799,950

LOCATION

Quanton 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 Quanton 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.

Quanton now has a public house, café, motor repairs 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 Quanton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar's Square Centre in Aylesbury, and Milton Keynes.

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. Aylesbury Parkway now provides a link to Marylebone at Fleet Marston.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Village Primary School at Quanton.

Waddesdon Secondary School.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham

HISTORIC NOTES:

Grange Farm stands on the old site of the mansion that was the seat of the Dormer family and in the middle ages a manor house in the ownership of the Abbots of Thame. The mansion was destroyed circa 1740 and the current house built sometime in the 18th century, earthworks show the grounds contained a flight of medieval fish ponds and a couple of these exist to this day. Mention is made of the Dovecote possibly once being a chapel and records exist of a 13th century watermill.

DESCRIPTION

The location is a superb rural setting between Quanton and the hamlet of Doddershall, Dovecote a conversion of an outbuilding formerly serving Grange Farm and now one of a small enclave of prestigious properties. The house faces and the garden and grounds enjoy a southerly aspect alongside quite stunning views to Brill and Lodge hills, atop the latter the towers of Waddesdon Manor are visible.

The accommodation is well furnished with picture windows and thus natural light, the joinery is oak, there are latched and braced doors, all the shower/bathrooms have quality contemporary fittings and the ground floor has underfloor heating. The interior has the feel of elegance with pieces of charming character and the outlook as earlier mentioned as pretty as one could hope for.

The hall has a tiled floor which continues through the majority of the rooms, the ceiling is part vaulted and provides an impressive entrance. The kitchen is on a slightly lower level and is adorned with high gloss units including a central island incorporating a breakfast bar and there are Corian surfaces, all white except some walnut style cupboards in the far corner. Integrated are a fridge freezer and a dishwasher, remaining is the Rangemaster cooking range with ovens, grill and 5 ring induction hob. There is concealed LED lighting and by the sink a Quooker tap. Off the kitchen is a utility room that has more units, a stainless steel sink and space and plumbing for a washing



machine. From the hall is a cloakroom with a large fitted mirror. The sitting room is a substantial area displaying floorboards and the staircase, it has a vaulted ceiling and is dual aspect taking in the magnificent vista.

To the left of the entrance is a further reception room or alternatively guest bedroom as it is supplied by an ensuite shower room.

The master bedroom again with outstanding views has wardrobes across one wall and has its own bathroom with a separate shower cubicle. Adjacent is another bedroom which currently acts as a luxurious dressing room equipped with a range of wardrobes, shelving and drawers. The landing is split level with an area for a desk beneath a Velux window and two big cupboards, one housing the water cylinder. There is a shower room and double bedroom ornamented with a Victorian fireplace then on the upper tier a sizeable further bedroom that sports a vaulted ceiling.

OUTSIDE

The property is approached over a gravel driveway that can park up to ten vehicles and two bays of an open car port.

The formal garden is lawned and has both a stone and decked the latter with inset lighting and a hot tub. A second decked seating patio can be found at the garden edge. Beyond are grass paddocks and the fish ponds which are a reminder of the sites former grandeur.

All of the exterior looks out to panoramic rolling countryside.



SERVICES - Mains water and electricity.

VIEWING - Strictly via the vendors agent.

DIRECTIONS - From Aylesbury take the A41 towards Bicester through the village of Waddesdon and after a mile or so turn right signposted to Quainton. Upon reaching the crossroads prior to the railway centre turn left and at the T junction turn left again towards Shipton Lee. Grange Farm and Dovecote will be the first properties you encounter on the left.





APPROX. GROSS INTERNAL FLOOR AREA 248 SQ M / 2669 SQ FT
DOVECOTE, GRANGE FARM, LEE ROAD, QUANTON

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.





IMPORTANT NOTICE

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- 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.

