



Bryn Rhosyn, Church Street, Quanton,
Buckinghamshire, HP22 4AW

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 6 miles (Marylebone 55 mins.), Bicester approx. 10 miles, Milton Keynes approx. 12 miles, London approx. 45 miles

BRYN RHOSYN, CHURCH STREET, QUANTON, BUCKINGHAMSHIRE, HP22 4AW

A VERY RARE OPPORTUNITY TO ACQUIRE A DETACHED HOUSE IN A HIGHLY REGARDED LOCATION ATOP QUANTON VILLAGE WITHIN OVER A QUARTER OF AN ACRE OF MATURE GARDENS OFFERING TREMENDOUS POTENTIAL FOR UPDATING AND (SUBJECT TO CONSENTS) EXTENDING

Reception Hall, Cloakroom, Kitchen/Breakfast Room, Sitting Room, Dining Room, Study, Master Bedroom with Ensuite Shower Room and Dressing Room/Nursery, Two further Bedrooms, Family Bathroom, Large Secluded Gardens, Driveway Parking, Double Garage with Inspection Pit, Workshop, Sheds/Stores.

GUIDE PRICE £745,000 Freehold

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.

DIRECTIONS

From Aylesbury take the A41 toward Waddesdon. Continue through Waddesdon and after a mile or so turn right signposted to Quanton. Follow this road into the village and at the T junction turn right then left up The Green and bear right at the top into Church Street.

DESCRIPTION

Built around fifty years ago this is the first time this property has been offered for sale on the open market having been constructed for the one and only owners of Bryn Rhosyn. The house sits adjacent the former Rectory just along from the Church in a very desirable street, there are brick elevations and some stone dressing under a tiled roof with upvc double glazed windows.

At the entrance is a covered porch with a double glazed door and window which leads into the hall containing the staircase. The floor is the original wood boards that continue through the three reception rooms and upstairs. Off the hall is a cloakroom with a wc and wash basin. The sitting room has a stone fireplace (working) with a slate hearth and mantelpiece, at the front is a picture window and the back is fully glazed having a door out to the conservatory looking over the garden in total privacy. Both the dining room and study are then good sizes as is the kitchen which is fitted in white units with wood trim and granite effect worktops, built in is an electric hob, oven and grill alongside a Rayburn range. There is a larder and door to outside. Upstairs again is mainly floorboards and the loft does not have a terribly high pitch but is fully boarded with extensive storage. The large master bedroom has an ensuite shower room and dressing room/nursery that interconnects with one of the other two double bedrooms. In the family bathroom resides a white suite.

OUTSIDE

At the front is a dwarf wall with piers between which one enters a shingle driveway. There is an expanse of lawn and lovely rose beds. The double garage has an electric roller shutter door, power, light and an inspection pit.

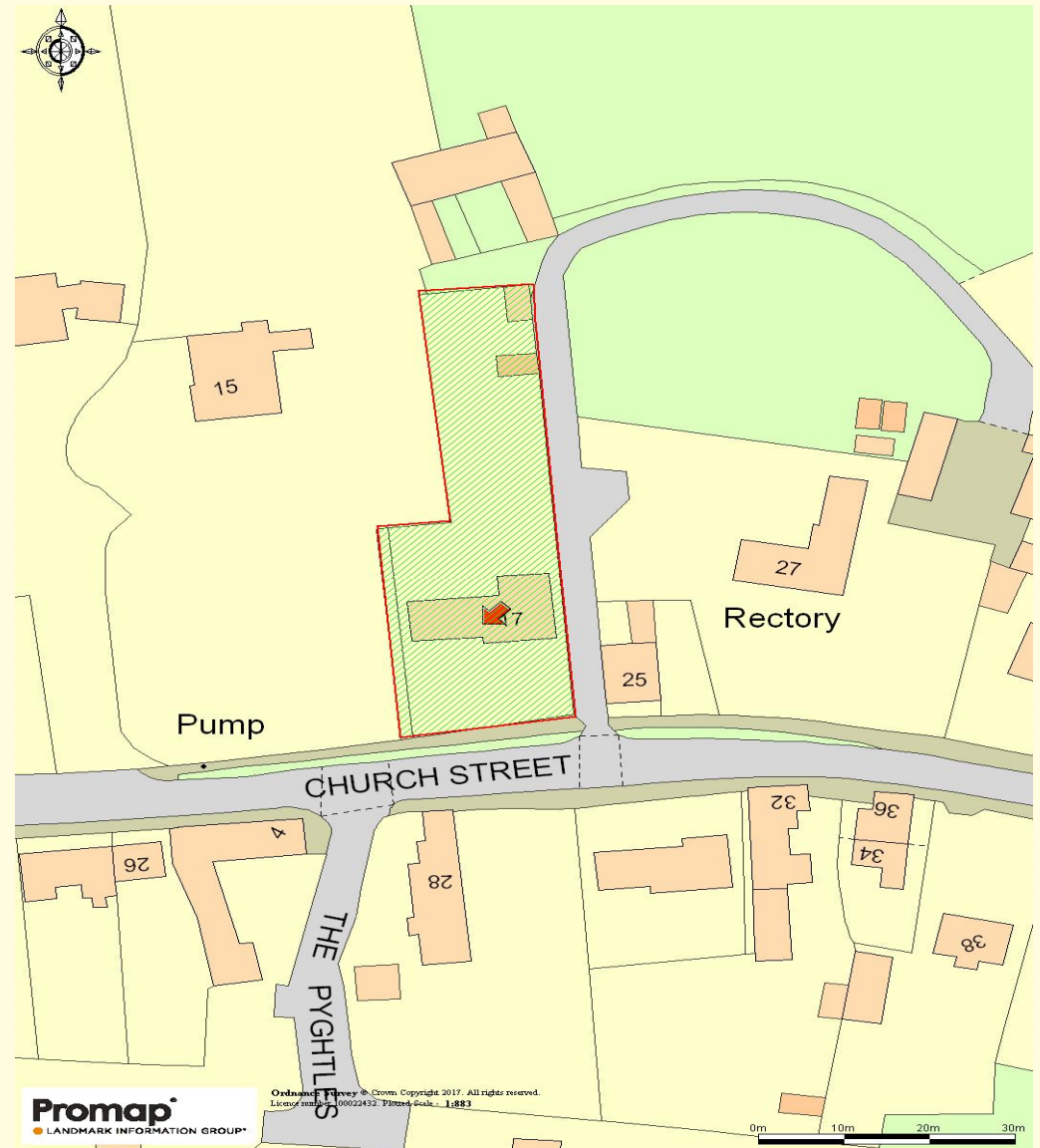
To the rear there is a covered passageway with doors into the kitchen, double garage and a workshop that has light, power and a double glazed window. It is paved and also provides a coal/wood store. The property enjoys a substantial established garden which is not overlooked and hosts more rose beds with flowers, shrubs, lawn and half a dozen fruit trees forming a small orchard. Towards the end sits a 10'6 x 14' Greenhouse, 8' x 6' shed and a block and (the writer believes) concrete barn or store 16'6 x 10'.

SERVICES

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

VIEWING

Strictly via the vendors agent.





APPROX. GROSS INTERNAL FLOOR AREA 195 SQ M / 2099 SQ FT
 BRYN RHOSYN HP22 4AW

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

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
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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.

