





# HUNTERS<sup>®</sup>

## EXCLUSIVE



Upper Street  
Quinton, HP22 4AY

£650,000 Freehold

 4  3  2  B  
Council Tax: New Build



# 36A Upper Street

Quinton, HP22 4AY

£650,000



- Newly built 4 bedroom detached house
- Built to high specification
- Sought after village location
- Study
- Large kitchen/breakfast room
- 3 bathrooms and cloakroom
- Engineered wood block flooring downstairs
- Air source heating
- Ample driveway parking with EV charging point



A substantial, newly built 4 bedroom detached family home, located in the sought after village of Quinton and within catchment of the highly regarded Waddesdon senior school. Constructed by a local builder, this property boasts 1415 sq ft of accommodation and has stunning, far reaching views over fields to the front.

The house is built to a very high specification including air source and solar panel heating, with under floor heating downstairs and radiated heating to the upper floor. There is engineered wood block flooring to the ground floor and solid wood doors throughout, with bifold doors to the garden and an EV charging point at the front of the house.

The accommodation comprises of a covered porch, entrance hall, study with fibre connection, cloakroom, spacious living room, beautifully appointed kitchen/breakfast room with Quartz work surfaces, stainless steel range with halogen hob, built-in washing machine, fridge/freezer, dishwasher and pantry. The light and airy breakfast area has bifold doors leading out into the rear garden. On the first floor all four bedrooms are well proportioned and both bedroom 1 and the guest suite benefit from en-suite shower rooms and bedroom 2 and 4 afford views across fields to Waddesdon. The family bathroom is fully tiled,

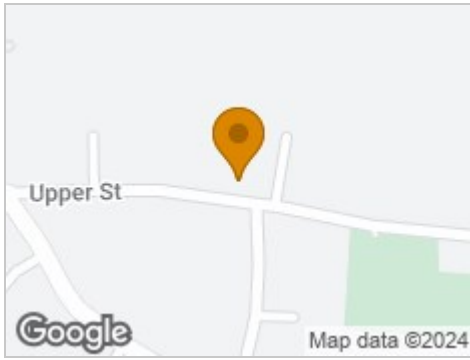
The front area is fully paved with ample parking for six cars, an EV charging point, exterior socket and a tap. The side access leads to the sunny, raised rear garden with a patio area.

Local amenities include a general store and post office, primary school feeding into the popular Waddesdon senior school, Memorial hall, George & Dragon pub with coffee shop and tea room, fully restored windmill, historic steam railway centre and nearby Hogshaw farm and wildlife park. There are local train stations in Bicester and Aylesbury Parkway.

Tel: 01869 321999



## Road Map



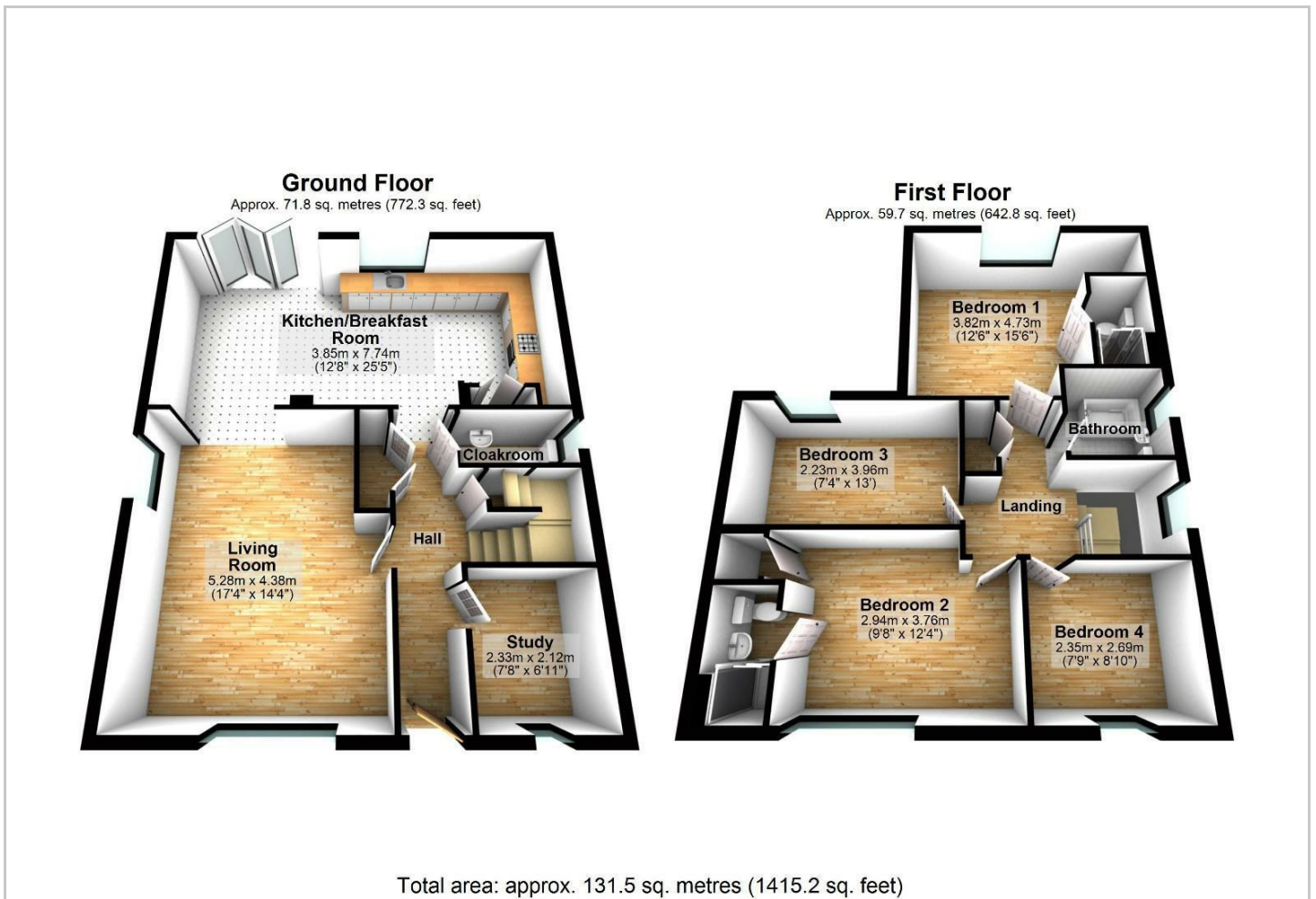
## Hybrid Map



## Terrain Map



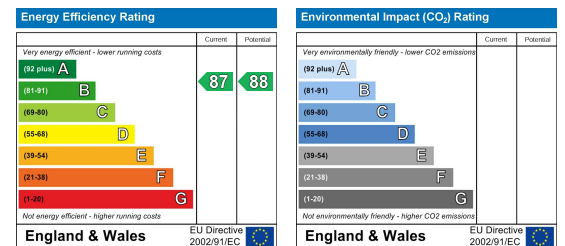
## Floor Plan



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.