



LOWER STREET, QUANTON, AYLESBURY

PRICE GUIDE £850,000
FREEHOLD

A brand new five bedroom detached home in the highly sought-after village of Quanton, within the desirable Waddesdon school catchment. Built to a high specification throughout, this property offers an impressive open-plan kitchen/diner, spacious living room, study, utility and cloakroom. Upstairs are five well proportioned bedrooms, including two with en suite bathrooms, plus a stylish family bathroom. Outside, the home benefits from a generous rear garden and a driveway providing ample parking for multiple vehicles.



LOWER STREET

- BRAND NEW FIVE BEDROOM DETACHED HOME • SOUGHT-AFTER VILLAGE OF QUANTON • WADDESDON SCHOOL CATCHMENT • UNDERFLOOR HEATING • OPEN-PLAN KITCHEN/DINER WITH CENTRAL ISLAND • SIEMENS INTEGRATED APPLIANCES • GARAGE AND DRIVEWAY • PRIVATE REAR GARDEN • HIGH SPECIFICATION THROUGHOUT • SLEEK AND STYLISH EN SUITE & BATHROOMS



LOCATION

The village of Quainton is situated approximately 7 miles from Aylesbury and has its own popular village primary school as well as being situated within the catchment area for the highly regarded Waddesdon C of E Secondary School.

The village itself has a real sense of community and at the heart of that is a picturesque village green with a grocer, local shop village pub. At the top of the green there are views of historical landmark Quainton Windmill and further around the corner is the village church. Local rail links can be found close by at Aylesbury Parkway which is approximately 5 miles away. Nearby Aylesbury has a full range of shopping and facilities. Junction 9 of the M40 is approximately 14 miles away.

ACCOMMODATION

The welcoming entrance hall leads to a cloakroom, a dedicated study and a useful under-stairs storage cupboard. The ground floor enjoys underfloor heating throughout, creating a warm and comfortable living environment.

The dual-aspect living room features a charming bay window to the front and a striking log burner, providing a cosy focal point. At the heart of the home is the impressive open-plan kitchen/dining room, complete with a central island incorporating both induction and

gas hobs, a downdraft extractor fan and high-quality Siemens integrated appliances. Bi-fold doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. A separate utility room offers space for both a washing machine and tumble dryer.

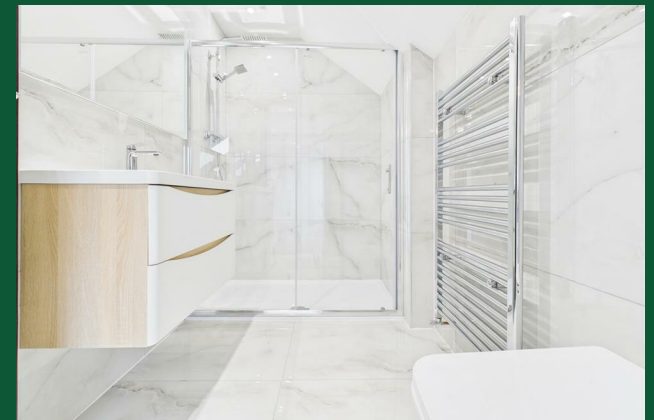
The first floor comprises four well proportioned bedrooms, including a sleek and stylish en suite to bedroom two, along with a contemporary family bathroom suite.

The entire top floor is dedicated to the master suite, featuring a spacious bedroom and a private en suite bathroom, offering a tranquil retreat.

The rear garden includes a paved patio area with steps leading to a lawn, providing an ideal space for relaxation and entertaining. To the front, the property benefits from a garage and a block-paved driveway with ample parking for multiple vehicles.

This exceptional home offers modern luxury in a desirable village location, making it a perfect choice for families seeking both style and practicality.

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ADDITIONAL INFORMATION

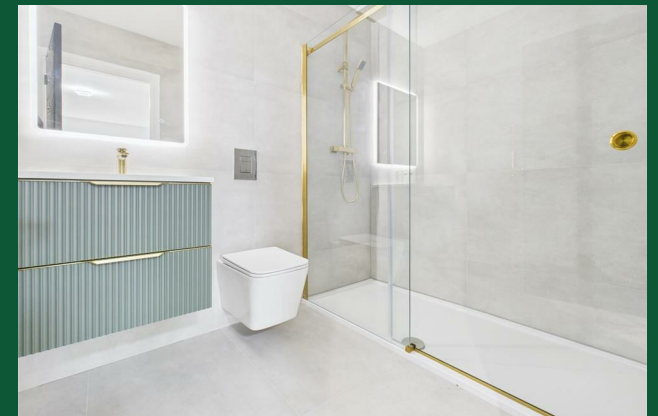
Local Authority – Buckinghamshire

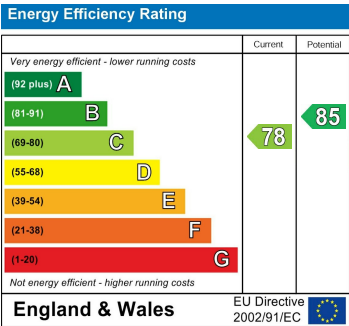
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2474.00 sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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