



Sloping Acre
North End Road | Quanton | Buckinghamshire | HP22 4BD

FINE & COUNTRY

SPECIFICATION

Sloping Acre

A choice of three, five bedroom detached family homes built to an exacting standard, hidden well back from North End Road. Spacious, elegant living accommodation between 3,832 and 4,026 square feet with garaging, parking and gardens. There are far reaching, unspoilt views over the Chilterns from the front and views over orchards to the rear.

Kitchen

Plots 1 & 3 Statuario White Quartz worktops, Plot 2 Mayfield oak worktops

Stainless steel undermount sink with colander, chopping board and waste kit

Four in one boiling hot water tap

Bosch integrated oven

Bosch integrated combi microwave

Bosch integrated induction hob

Bosch integrated ceiling hood

Bosch integrated dishwasher

Bosch integrated tall fridge

Bosch integrated tall freezer

Caple integrated wine cooler

Recycling waste unit

Utility Room

Soft close cabinet doors and drawers

Worktops and upstands

Stainless steel one and a half bowl undermount sink with polished chrome mixer tap

Bosch integrated washing machine

Bosch integrated tumble dryer

Cloakroom

Vitra wall hung WC with soft close seat cover and concealed cistern with dual flush

Grohe polished chrome mixer tap on floor mounted vanity unit with soft close doors

Family Bathroom

Vitra wall hung WC with soft close seat cover, concealed cistern with dual flush

Grohe polished chrome mixer tap on large floor mounted vanity unit with soft close doors

Illuminated mirror with shaver socket

Wall mounted toothbrush charger

Neon bath with thermostatic Grohe bath filler and hand held shower head

Walk in shower with low profile stone resin tray and glass screen

Wall mounted shower head in arm

Heated towel rail

Master En suite

Vitra wall hung WC with soft close seat cover, concealed cistern and with dual flush

Grohe polished chrome mixer tap on large floor mounted vanity unit with soft close doors

Illuminated mirror with shaver socket

Wall mounted toothbrush charger

Walk in shower with low profile stone resin tray and glass screen

Wall mounted shower head in arm

Heated towel rail

Other en suites

Vitra wall hung WC with soft close seat cover, concealed cistern with dual flush

Grohe polished chrome mixer tap on large floor mounted vanity unit with soft close doors

Illuminated mirror with shaver socket

Wall mounted toothbrush charger

Walk in shower with low profile stone resin tray and glass screen

Wall mounted shower head on arm

Heated towel rail

Interior Finishes

Painted solid core doors

Chrome door furniture

Painted skirting and architraves

Carpeted staircase with oak handrails and glass balustrade panels

Tiled flooring to bathrooms, cloakroom and ensuites

Wall tiling in bathrooms and ensuites

Quality carpet fitted to bedrooms, living room and study

Amtico or equal to floors to kitchen, dining room, family room and utility room

Heating & Hot Water

Gas fired boiler and hot water system

Under floor heating to ground floor, radiators to landing and bedrooms

Electrical & Lighting

Media wall in living room with built in electric fire

Mixture of LED downlights, feature lights and wall lights

Several power sockets with built in USB chargers

Television points in living room, study, family room and all bedrooms

Data to all bedrooms, family room, living room and study

Bluetooth ceiling speakers to kitchen/dining area, family room and living room.

Power feed to bathrooms for ceiling speaker

External wall lights and bollards

External

Double garage

Landscaped gardens, planted and turfed

Large, paved patio area

Paved pathing

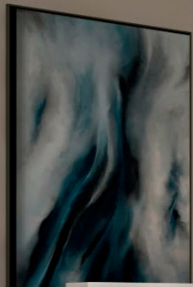
Security

Mains wired smoke detectors

Smart doorbell

Window locks in accordance with "secured by design" standards







A charming village with easy access to the A41. The village enjoys a pub with a coffee shop, two village stores, a post office, two churches and Quainton Church of England Primary School. There is an historic windmill close to the village green which was built between 1830 and 1832 and was fully restored to a working mill in 1997. It is open to the public on Sunday mornings from March to October. The village is surrounded by open countryside and located close to the Chiltern Hills. Finemere Wood, a former Royal hunting ground for wild boar is located just outside the village and features a wonderful wildlife walk through the reserve. Waddesdon Manor is only five miles away; the manor house and grounds are open to the public all year round.

Leisure

- Village Pub
- Quainton Historic Windmill
- Buckinghamshire Railway Centre
- Green Dragon Rare Breeds & Eco Farm
- Waddesdon Manor
- Aylesbury Waterside Theatre

Health

- Waddesdon Surgery – 4 miles
- Berryfields Medical Centre – 6 miles
- Waddesdon Dental – 4 miles
- Eastgate Dental Centre – 6.4 miles

Education

- Quainton Church of England primary School – 0.1 mile
- Waddesdon Little Oaks Pre School – 3 miles
- Waddesdon Village Primary School – 3 miles
- Waddesdon Church of England Primary School – 2.8 miles
- Berryfields Church of England primary School – 4.4 miles
- Waddesdon Church of England Secondary School – 3 miles
- Sir Henry Floyd Grammar School – 8 miles
- Aylesbury Grammar School – 8.3 miles
- Aylesbury High School – 8.4 miles
- Ashfold Preparatory School – 8.6 miles

Retail

- Village Shops & Post Office
- Sainsburys Local (Berryfields)
- Large Supermarkets (Aylesbury)
- Bicester Village

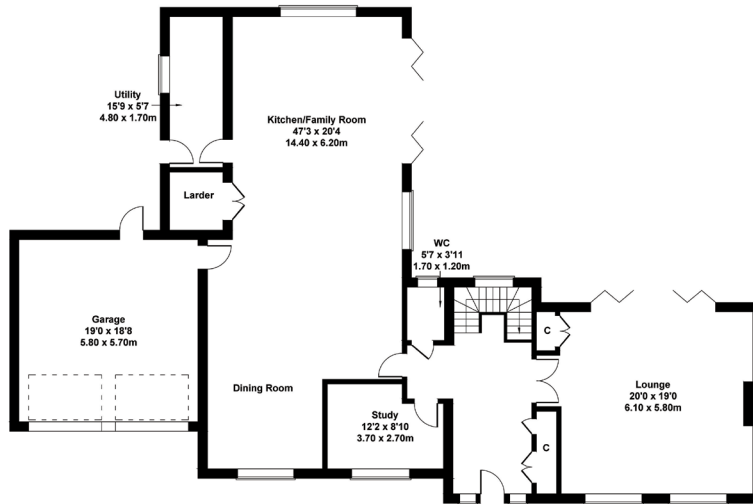
Transport

- Aylesbury Vale Parkway – 5 miles
- There are several trains per hour taking approximately one hour to Marylebone.
- M40 – 14 miles
- Luton Airport – 30 miles
- Quainton is served by No. 16 bus

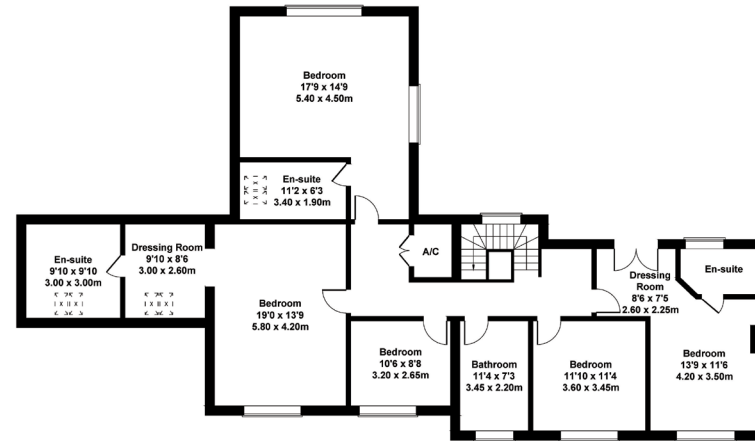


SLOPING ACRE PLOT 1

Approximate Gross Internal Area
3832 sq ft - 356 sq m



GROUND FLOOR

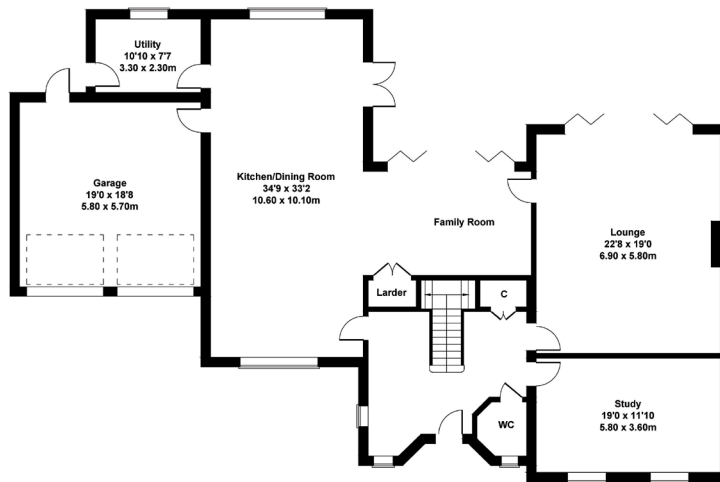


FIRST FLOOR

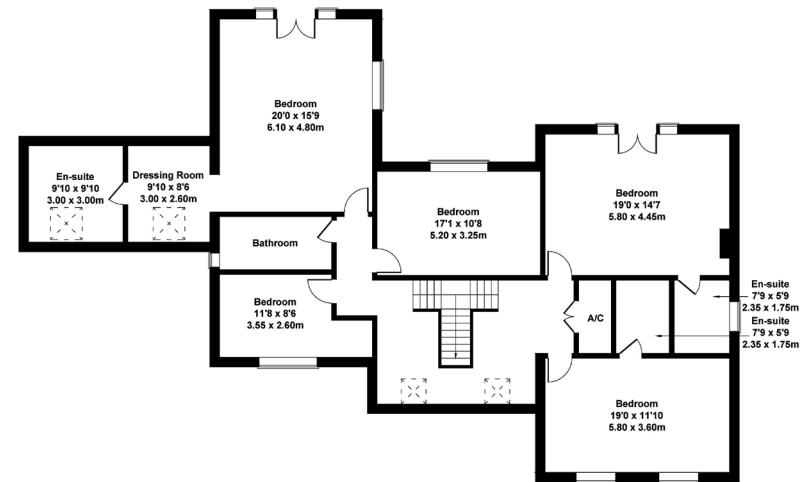
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SLOPING ACRE PLOT 2

Approximate Gross Internal Area
3993 sq ft - 371 sq m



GROUND FLOOR

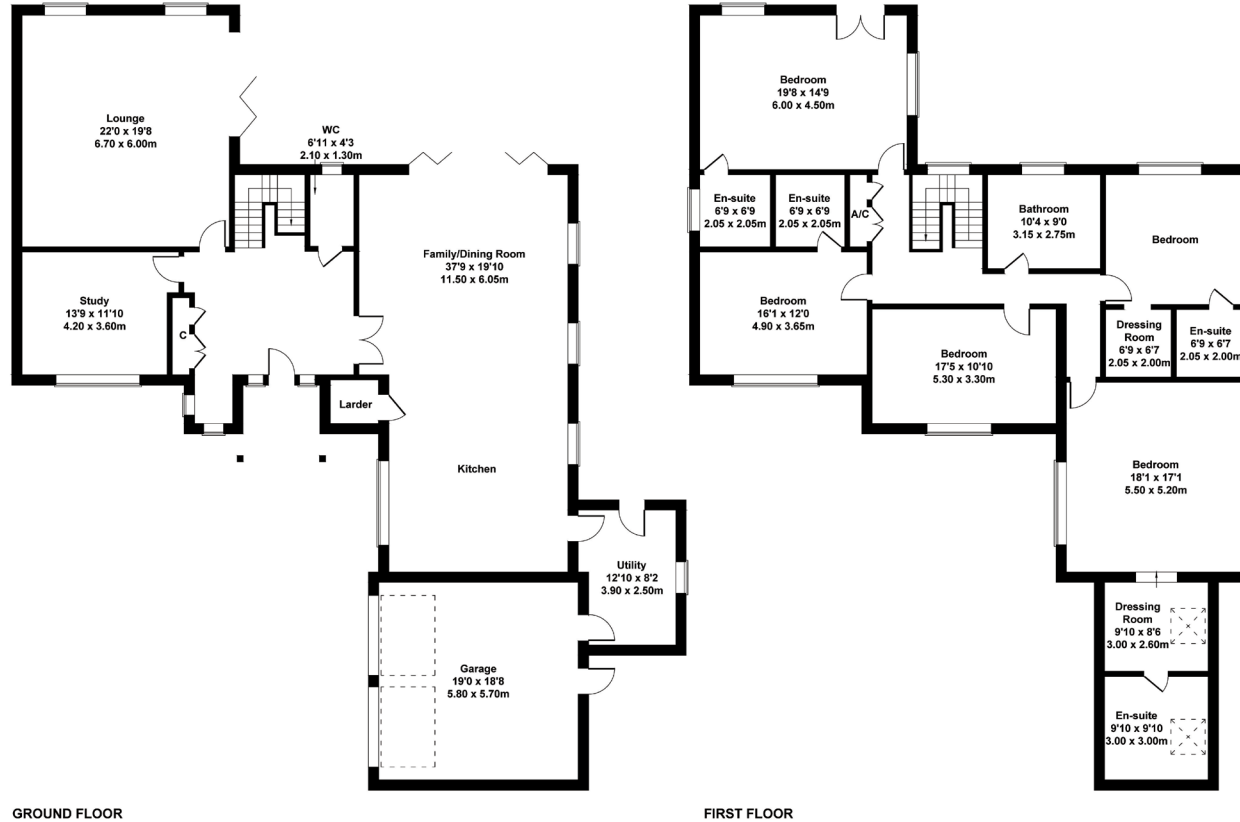


FIRST FLOOR

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SLOPING ACRE PLOT 3

Approximate Gross Internal Area
4026 sq ft - 374 sq m



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EPC Pending



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 11498852. Fine & Country (Wendover) Limited. Printed 18.07.2022



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