

9 TOWNSEND

QUANTON, BUCKINGHAMSHIRE, HP22 4BB

Guide Price: £995,000



PRESENTED IN EXCELLENT ORDER THROUGHOUT, THIS SPACIOUS FOUR BEDROOM TWO BATHROOM DETACHED FAMILY HOME OCCUPIES A QUARTER OF AN ACRE PLOT AND IS BROUGHT TO THE MARKET WITH NO ONWARD CHAIN.

2,725 SQUARE FEET OF ACCOMMODATION

FINE & COUNTRY



Approached via a gravel driveway providing parking for multiple cars and access to the garage.

The house benefits from an excellent balance between the living and entertaining spaces on the ground floor, with well-appointed bedrooms on the first.

This fine home begins with a spacious entrance reception leading to most of the ground floor accommodation. There is a guest WC, study to the right and a 21ft sitting room ahead with a feature fireplace and doors opening out on to the rear garden. The kitchen dining room with its glass vaulted ceiling is outstanding with a generous range of fitted units, a centre isle and integrated appliances. A useful utility room is located off the kitchen with a door leading to the integral garage and a family room which is also off the kitchen overlooks the rear garden. On the first floor there is a generous 24ft principal bedroom with a range of fitted wardrobes and an en suite shower room. There are three further double bedrooms; one with fitted wardrobes and a family bathroom. The rear garden has a patio seating area with steps leading to a spacious lawn with high hedging providing a good level of privacy.

AT A GLANCE

FOUR DOUBLE BEDROOMS
THREE RECEPTION ROOMS
TWO BATHROOMS
GARAGE WITH AN ELECTRIC
DOOR

ACCOMMODATION

ENTRANCE RECEPTION
SITTING ROOM
FAMILY ROOM
STUDY
KITCHEN DINING ROOM
UTILITY ROOM
GUEST WC
PRINCIPAL BEDROOM
EN SUITE SHOWER ROOM
BEDROOM 2
BEDROOM 3
BEDROOM 4
FAMILY BATHROOM
INTEGRAL GARAGE



GUIDE PRICE
£995,000

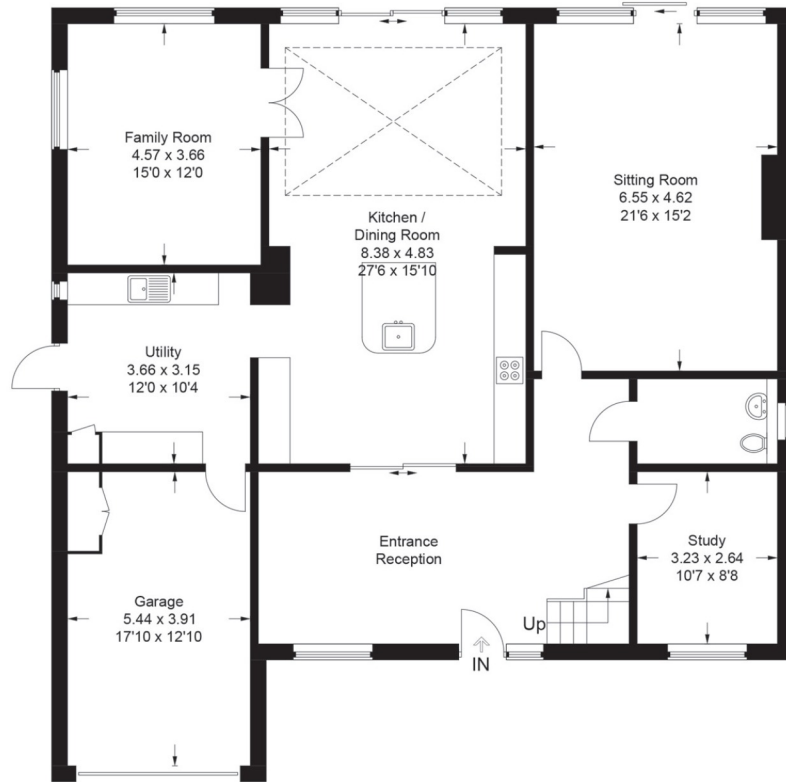




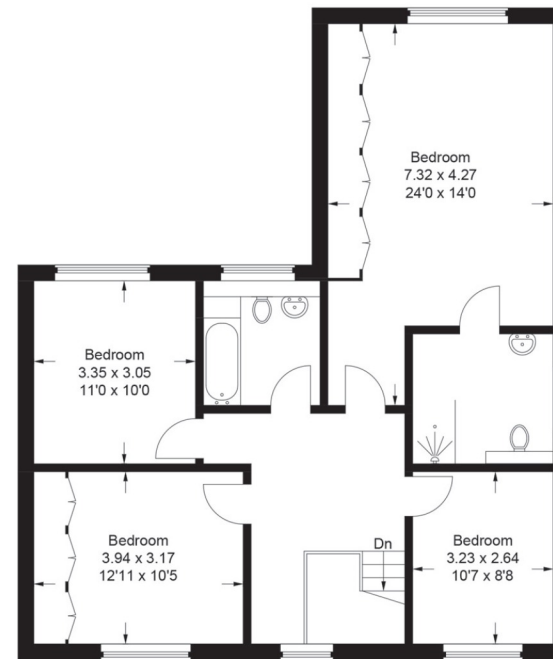




Approximate Gross Internal Area
 Ground Floor = 165.5 sq m / 1,781 sq ft
 First Floor = 87.7 sq m / 944 sq ft
 Total = 253.2 sq m / 2,725 sq ft
 (Including Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Fine & Country

ADDITIONAL INFORMATION

Mains water, electricity and sewage Rewired & new plumbing in 2017

Heating: Electric underfloor heating on the ground floor, oil fired central heating to radiators on the first floor.

Postcode: HP22 4BB

Council Tax Band: G

Local Authority: Buckinghamshire Council

Energy rating: Current D Potential C

Further details available on request

QUANTON

A charming village with a pub and coffee shop, two village stores, a post office, two churches and Quanton Church of England Primary School. It is also within the catchment of Waddesdon Church of England School. 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.



Fine & Country • Vale and Chilterns
 14 High Street • Wendover
 Buckinghamshire • HP22 6EA

01296 625919

wendover@fineandcountry.com