



**Connells**

The Old Sportsman Lower Street  
Quinton Aylesbury

# The Old Sportsman Lower Street Quinton Aylesbury HP22 4BL

for sale offers over  
**£750,000**



## Property Description

Connells are delighted to welcome to the market this detached period thatched roof Cottage. A Family home with three / four double bedrooms, two bathrooms, multiple reception rooms, a detached garage, and parking for multiple vehicles.

Located in the heart of a Buckinghamshire village, this 17th-century property was originally two cottages and later became a family home. It has undergone extensions in the early 1900s and in 1980's and boasts beautiful period features throughout, including exposed beams and an open fireplace.

The ground floor includes a spacious entrance, a 25ft sitting room with an Inglenook fireplace, a dining room, a study with fitted bookshelves, and a beautifully bright and airy kitchen with Velux windows. There is an additional utility room and guest shower/WC.

The first floor has two staircases, one leading to two bedrooms and a Jack & Jill bathroom. The other stair case then leads to the third bedroom with its own bathroom.

The south-facing garden features an electric awning, a lawn with mature plants, a summerhouse, and a paved seating area. There is parking for one vehicle in the garage and space for three further parking spaces.

Quinton is a charming village with easy

access to the A41. The village enjoys a pub with a coffee shop, a village store, a post office, two churches and Quinton Church of England Primary School and within the catchment of Aylesbury Grammar Schools and Waddesdon Church of England School rated 'outstanding'.

## Entrance Hall

Door to side window to side, carpeted, under stairs storage and a radiator

## Study / Library

17' 1" x 10' 3" ( 5.21m x 3.12m )

Window to front and rear, french doors to rear, carpet and a radiator

## Living Room

25' 8" x 14' ( 7.82m x 4.27m )

Window to side and bay window to side, door to side. Inglenook fireplace, carpet underfoot, radiator exposed beams.

## Dining Room

14' 5" x 13' 9" ( 4.39m x 4.19m )

Window to side, exposed beams, carpet and radiator

## Kitchen

13' 9" x 9' 10" ( 4.19m x 3.00m )

Window to side and velux to side wall and base units tiling underfoot, part tiling, electric hob and oven space for fridge/freezer and

dish washer, sink/drainer

### Utility Room

6' 10" x 6' 5" ( 2.08m x 1.96m )

Velux to side wall and base units, sink/drainer, storage, part tilling.

### Landing

Carpet

### Bedroom One

13' 5" x 13' 1" ( 4.09m x 3.99m )

Window to side, carpet, radiator, exposed beams, door to Jack and Jill bathroom

### Bedroom Two

11' x 10' 1" ( 3.35m x 3.07m )

(Irregular shape, reduced head height)

Window to rear, carpet, radiator, built in wardrobe

### Bedroom Three

11' 3" x 6' 10" ( 3.43m x 2.08m )

Window to front, built in wardrobe, carpet and a radiator

### Jack And Jill Bathroom

Window to side, tiling underfoot, part tiling WC, wash hand basin, bath/mixer

### Shower Room Ground

Window to side, tiling underfoot, fully tiled his

and hers wash hand basin modern shower cubical , wc

### Front Garden

Shared driveway

### Rear Garden

South facing rear garden, paved seating area, electric awning, laid lawn, enclosed fencing and summer house

### Parking

Parking space at the end of the driveway.

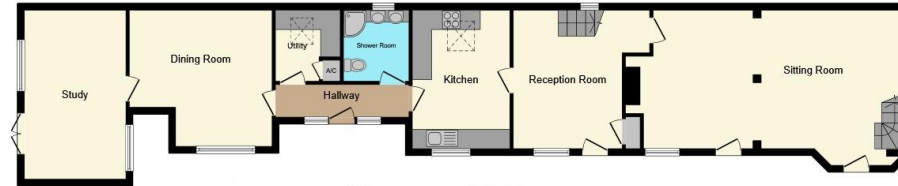
### Garage

Electric up and over door to front and door to side

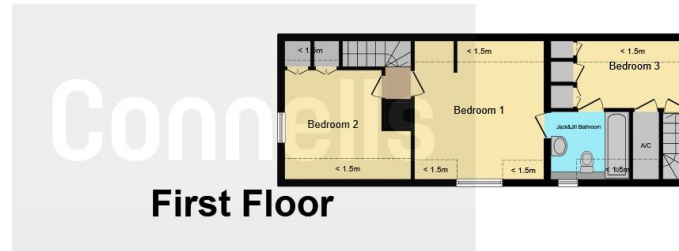




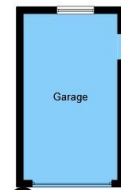




**Ground Floor**



**First Floor**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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AYLESBURY HP20 2RH

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS311858](http://connells.co.uk/Property/ALS311858)**



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