



46  
STATION ROAD

Station Road

Quanton | Aylesbury | Buckinghamshire | HP22 4BT



Williams  
PROPERTIES

# Station Road

Quainton | Aylesbury | Buckinghamshire | HP22 4BT

Williams Properties are pleased to welcome to the market this superb five bedroom detached family home in the sought after village of Quainton, Buckinghamshire. The property sits on a generous plot and offers fantastic countryside views. There is planning permission approved for a single storey rear extension to replace the conservatory to create an open plan kitchen and to replace the existing boiler with an air source heat pump. Accommodation is spacious and would suit a large or growing family, there is a private gated driveway for multiple vehicles and a landscaped rear garden with established trees and fishpond. Viewing comes highly recommended on this property.

Offers in excess of £745,000

## Quainton

Quainton is a pretty North Buckinghamshire village with a public house, a general store/Post Office and primary school within the village whilst a wider range of facilities are located at nearby Waddesdon (Note; the property falls within the catchment for the Waddesdon Church of England senior school) and Aylesbury, including the newly opened main line commuter rail service to London Marylebone (Aylesbury Parkway approximately 3 miles distant) The M40 (junction 7), serving London and the Midlands is within 10 miles.

Aylesbury Vale Parkway Station approx: 5.1 miles  
Aylesbury approx: 6.9 miles  
Buckingham approx: 11.1 miles  
Thame approx: 12.1 miles  
Bicester approx: 12.2 miles

## Council Tax

Band G

## Local Authority

Buckinghamshire Council

## Services

All main services available  
LPG heating

## Entrance Hall

Enter through the front door into the entrance hall with ample space for coats and shoes and a further door leading into the inner hallway.

## Hallway

Stairs rise to the first floor with doors to the living room and kitchen. Storage cupboard.





- Sought After Village Location
- Five Bedrooms
- Landscaped Rear Garden
- Two Reception Rooms
- Detached Family Property
- Waddesdon School Catchment
- Driveway Parking
- Countryside Views

**Living Room**

Living room consists of a window to the front aspect, carpet laid to floor, light fittings to ceiling, radiator, feature fireplace with surround and doors to the sunroom and family room. Space for a large sofa set and other furniture.

**Family Room**

Family room consists of windows to the front and side aspect, wood effect flooring, radiators, light fittings to ceiling and French doors to the rear garden. Space for a sofa set, dining table set and a range of other furniture.

**Kitchen**

Kitchen consists of a range of base and wall mounted units with roll on worktops, inset one and half sink bowl unit, space for a range style cooker, overhead extractor fan, space for dishwasher and door to the utility.

**Sun Room**

Sun room consists of windows to the surround, wood effect flooring, radiators, light fittings to ceiling and doors leading out to the rear garden. Space for a large dining table set and other furniture.

**Utility**

Utility consists of a range of wall and base mounted units with roll on worktops, inset sink bowl unit with window over, space for washing machine, tumble dryer and fridge/freezer. Storage cupboard. Doors to the rear garden and to the office.

**Downstairs Shower Room**

Shower room is fully tiled and comprises an enclosed shower cubicle, low level wc, pedestal hand wash basin and heated towel rail.

**Office**

Office consists of wood effect flooring, light fittings to ceiling, radiator and space for a range of furniture. Door leading out to the front of the property.



The property sits close to a range of local amenities including the shops and restaurants of nearby Aylesbury. Local schooling is close by being approximately 0.8 miles from Quinton Church of England School and approximately 2 miles from Waddesdon Church of England Primary & Secondary School.



**First Floor**

Doors to four bedrooms, bathroom, airing cupboard and stairs rise to the second floor.

**Bedroom & En Suite**

Bedroom consists of a window to the front aspect, wood flooring, radiator, light fitting to ceiling and space for a double bed and other furniture. Bathroom area consists of a pedestal hand wash basin, low level wc, walk in shower, tiling to splash sensitive areas, heated towel rail and a frosted window.

**Bedroom**

Bedroom consists of a window to the front aspect, built in wardrobes, light fitting to ceiling, radiator, carpet laid to floor and space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window to the rear aspect, light fitting to ceiling, radiator, carpet laid to floor and space for a single bed and other furniture.

**Bedroom**

Bedroom consists of a window to the rear aspect, built in wardrobe, light fitting to ceiling, radiator, wood flooring and space for a range of furniture.

**Bathroom**

Bathroom is fully tiled and comprises a pedestal hand wash basin, low level wc, panelled bathtub with shower and screen, heated towel rail and a frosted window.

**Second Floor**

Stairs rise into bedroom five.

**Bedroom**

Bedroom consists of custom fitted wardrobes, spotlights to ceiling, sky lights, radiator and space for a double bed.

**Rear Garden**

Full width paved patio area with fishpond leading to an expanse of lawn laid, paved pathway feature, established trees, built in planters, vegetable patch, garden shed and access to the front. All enclosed with timber fencing.

**Parking**

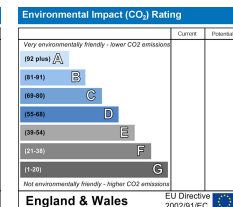
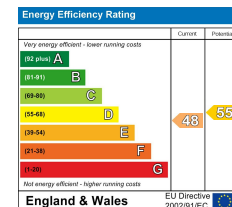
Private gated gravelled driveway with parking for multiple vehicles.

**Agent Notes**

Planning permission has been approved for a single storey rear extension to replace the conservatory to create an open plan kitchen and to replace the existing boiler with an air source heat pump. Copy of the planning permission and drawings are available upon request.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Williams



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.