



Owsden 159 Station Road

Quainton | Aylesbury | Bucks | HP22 4BX





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Williams are delighted to introduce to the market an exceptional bespoke built five bedroom family home set on an established village road, close to all amenities including a shop, village pub, and allotments. The property is built over three floors and to a high specification and thoughtfully designed to combine modern and country living consists of kitchen/dining/living area, utility room, snug, downstairs w/c, five bedrooms, four bathrooms. outside to the front is a gated driveway Please contact us to arrange a viewing on this ideal family home.

£795,000

## Location

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

## Local Authority

Buckinghamshire Council

## Council Tax

Band G

## Services

All main services available

## Entrance Hall

A spacious welcoming hallway with stone tiled floor which has underfloor heating. Carpeted oak staircase leading to first floor. Space for any desired hallway furniture.

## Snug/Study

The snug/study is situated to the front of the property and features solid mahogany floors bay window to the front aspect, spot lighting to the ceiling and underfloor heating.







- Magnificent Detached Family Home
- Five Double Bedrooms / Three En-Suites
- Study/Study
- Underfloor Heating & Solar Panels
- Driveway Parking for Several Vehicles
- New Build/High Specification
- Family Bathroom & Cloakroom
- Utility Room
- Garage with EV Charging
- Waddesdon Manor School Catchment

#### Cloakroom

The cloakroom features, wc, hand basin stone tiled floor with underfloor heating and a frosted window to the side aspect.

#### Kitchen/Dining/Living Area

This superb kitchen, dining, living area with underfloor heating is the show piece of the home and provides an large open plan family entertaining area and comprises of a Mercury kitchen consisting of a stunning island with under counter storage, an integrated siemens wine cooler an integrated siemens induction hob with a stylish extractor and space for a range of bar stools. There is a range of Shaker Style base and wall mounted units with granite work tops, butcher sink and mixer tap, under cabinetry lighting, shelf lighting, stone tiled flooring. All appliances are the top range of siemens appliances these being an inset oven, a spectacular fridge/freezer/wine fridge, dishwasher. To the ceiling are spot lights and an elegant set of three down lights situated over the island. The dining space consists of a space for a large oak dining table and chairs, wall lighting, fitted down lighting and a set of Velux windows to the vaulted ceiling. The living area provides ample space for a large sofa set and other desired furniture of choice and consists of wall lighting, central situated working log burner making this a real feature of the room, set of Velux windows to the vaulted ceiling and a window to the side aspect over looking the patio area of the rear garden and two sets of French doors leading to the remainder of the garden.

#### Utility Room

The utility room features of stone tiled flooring, spot lighting to the ceiling, underfloor heating and consists of a roll top worksurface with single drain sink and mixer tap. Storage cupboard under. Space and plumbing for washing machine. Window and half glazed door leading to side passage.

#### First Floor

Carpeted oak staircase rising from the ground floor with oak doors to four of the five bedrooms and family bathroom.





The property sits close to a range of local amenities including the shops and restaurants of nearby Aylesbury, with main commuter routes from Aylesbury Vale Parkway Station. Local schooling - Quainton Church of England School & Waddesdon Church of England Primary & Secondary School.



### Bedroom/Walk-in Wardrobe & Ensuite

The main bedroom features a large walk in wardrobe with bespoke fitted units and lighting, and a further set of wardrobes as you walk through into the bedroom. There is a window to the rear aspect, carpet laid to floor, spotlights to ceiling, a wall mounted radiator and space for a super king size bed and other bedroom furniture. The beautifully finished en suite comprises a walk in double shower cubicle, low level w/c, hand wash basin with vanity storage unit, heated towel rail, half height tiled walls and a frosted window to the rear aspect.

### Bedroom & Ensuite

The bedroom is a good size and features built in wardrobes, carpet laid to the floor, spot lighting to the ceiling, a wall mounted radiator, window to the rear aspect and oak door leading into the en suite. Space for a king size bed and other bedroom furniture. En suite is fully tiled to all walls and the floor and consists of a double walk in shower cubicle, hand basin, and w/c.

### Bedroom

The Bedroom consists of carpet laid to the floor and spot lighting to the ceiling, a wall mounted radiator and a window to the front aspect. Space for a double bed and other bedroom furniture.

### Bedroom

The Bedroom consists of carpet laid to the floor and spot lighting to the ceiling, a wall mounted radiator and a window to the front aspect. Space for a small double bed and other bedroom furniture.

### Family Bathroom

The stunning family bathroom features tiled to splash sensitive areas, spot lights to the ceiling, tiled flooring and consists of a panelled bath, Hand basin and w/c. Frosted window to the front aspect.

### Second Floor

Carpeted oak staircase rising from the first floor with an oak door to the fifth bedroom with en suite.

### Bedroom & Ensuite

This generous bedroom features, and a Velux window to the ceiling and a window to the rear aspect, carpet laid to floor, spotlights to ceiling, a wall mounted radiator and space for a super king size bed and other bedroom furniture. The beautifully finished en suite comprises a shower cubicle, low level w/c, hand wash basin, heated towel rail, fully tiled to the walls and floor and a frosted window to the rear aspect.

### Rear Garden

A sizable freshly landscaped private rear garden mostly laid to lawn. Patio area leading directly from the kitchen area . Enclosed by wood panel fencing. Access to the front of the property.

### Garage & Driveway

A large Gated front shingled driveway providing parking for several vehicles. Wood panel fencing with access on both sides to rear garden. EV Charging point on front wall. Garage is integral to the property and features an electric door , light and power and a courtesy door leading into the property. Houses the emersion tank and solar panel batteries and boiler.

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-08) C			
(05-06) D			
(07-04) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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