



Upper Street

Quanton | Aylesbury | Buckinghamshire | HP22 4AY



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Nestled in the charming village of Quainton, Aylesbury, this delightful semi-detached house is a true gem waiting to be discovered. Boasting not one, but two inviting reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day. With four cosy bedrooms and three bathrooms, there is no shortage of comfort and convenience in this older yet characterful home.

Offers in excess of £514,500

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 D

Local Authority

Buckinghamshire Council

Services

All main services available

Entry

Enter through the front door into the entry with a further door to the living room.





- Village Location
- Spacious Throughout
- Landscaped Rear Garden
- Four / Five Bedroom House
- Two En Suite Bathrooms
- Close To Open Fields

Living Room

Living room consists of a window to the front aspect, feature fireplace with surround, carpet laid to floor, light fitting to ceiling, radiators and stairs rising to the first floor. Space for a sofa suite and other furniture. Open plan to dining room.

Dining Room

Dining room consists of wood effect flooring, light fitting to ceiling, radiators, storage cupboard and doors to the sunroom and kitchen. Space for a dining table set and other furniture.

Sunroom

Sunroom consists of windows to the surround, door leading out to the garden, wood effect flooring, ceiling light fan, radiator and space for a range of furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset sink bowl unit with mixer tap and drainer, inset electric hob, oven and extractor, island with space for bar stools, space for fridge/freezer and doorway to utility.

Utility

Comprises base and wall mounted units with inset sink bowl unit, space for washing machine and doors to the wc and leading out to the side of property.

WC

Comprising of a pedestal hand wash basin, radiator and wc.



The property sits close to a range of local amenities including the shops and restaurants of nearby Aylesbury. Local schooling - Quanton Church of England School and Waddesdon Church of England Primary & Secondary School.



First Floor

Doors to three bedrooms and bathroom. Stairs rise to the second floor.

Bedroom & En Suite

Bedroom consists of a window to the rear aspect, wood effect flooring, spotlights to ceiling, radiator, doors to the en suite & walk in wardrobe. Space for a king size bed and other furniture. En suite comprises a panelled bathtub with shower attachment, hand wash basin unit, wc, enclosed shower cubicle and heated towel rail.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, spotlights to ceiling, radiator and space for a double bed and other furniture.

Bedroom

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

Bathroom

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

Second Floor

Stairs rise up into the fourth bedroom with a door to the office/bedroom.

Loft Room & En Suite

Bedroom consists of sky light windows, carpet laid to floor, radiator, spotlights to ceiling and space for a range of furniture. En suite comprises an enclosed shower cubicle, wc and hand wash basin.

Loft Room

Bedroom/office consists of a sky light window, radiator, light fitting to ceiling and space for a range of furniture.

Rear Garden

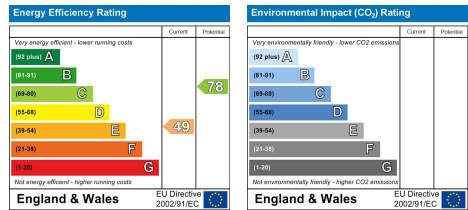
Fully enclosed split level garden with multiple patio areas, expanse of lawn laid with established trees and shrubs, garden shed and gated access to the front.

Parking

Parking available to the front.

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



Approximate total area[®] 1742.68 ft² 161.9 m²	
Reduced headroom 148.43 ft² 13.79 m²	
(1) Excluding balconies and terraces	
Reduced headroom (below 1.5m/4.92ft)	
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.	
GIRAFFE 360	



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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.