



25 Station Road

Quainton | Aylesbury | Buckinghamshire | HP22 4BW



25 Station Road

Quainton | Aylesbury | Buckinghamshire | HP22 4BW

Williams Properties would like to welcome to the market this superb three bedroom barn conversion in the sought after village of Quainton, Aylesbury. The property is in great condition and benefits from character features throughout such as wooden beams and rustic ledged doors. Accommodation comprises of an entrance hall, living room, conservatory, kitchen, wc, downstairs bedroom & en suite, two further bedrooms and family bathroom to the first floor. Outside there is a garden with fantastic countryside views and off road parking for multiple vehicles. Viewing is highly advised on this property.

£575,000

- Sought After Village Location
- Three Bedrooms
- Barn Conversion
- Walled Gardens
- Far Reaching Field Views
- Character Features
- Off Road Parking
- Viewing Highly Recommended

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 E

Local Authority

Buckinghamshire Council

Services

Mains electric, water and drainage

Oil fired central heating



The property sits close to a range of local amenities including the shops and restaurants of nearby Aylesbury. Main commuter routes are close by including railway services being approximately 3.8 miles away from Aylesbury Vale Parkway. Local schooling is close by being approximately 0.8 miles from Quainton Church of England School and approximately 2 miles from Waddesdon Church of England Primary & Secondary School.



Entrance Hall

Enter through the front door into the hall with stairs rising to the first floor and doors to the living room, kitchen, wc and downstairs bedroom.

Living Room

Living room consists of tiling to floor, spotlights to ceiling, wall mounted radiator, doors leading to the kitchen, conservatory and out to the garden. Space for a sofa suite, dining table set and other furniture.

Conservatory

Conservatory consists of windows to the surround, tiling to floor, doors to the garden and space for a range of furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset one and half sink bowl unit with mixer tap, inset electric hob, oven and overhead extractor fan, integrated fridge/freezer, dishwasher and washing machine. Windows to the rear aspect, tiling to floor and spotlights to ceiling.

WC

WC comprises a hand wash basin unit, low level wc, wall mounted radiator, spotlights to ceiling and extractor fan.

Bedroom & En Suite

Bedroom consists of windows to the front and rear aspect, wood effect flooring, feature log burner with brick surround, wall mounted radiator, spotlights to ceiling and space for a king size bed. En suite comprises a hand wash basin unit, low level wc, enclosed shower cubicle, tiling to splash sensitive areas, heated towel rail and extractor fan.

First Floor

Doors to two further bedrooms, bathroom and airing cupboard.

Bedroom

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

Bedroom

Bedroom consists of a window to the side aspect, built in storage cupboards, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed.

Bathroom

Bathroom is part tiled and comprises a low level wc, hand wash basin unit with storage, bathtub with shower and screen, wall mounted radiator, sky light and spotlights to ceiling.

Garden

Enclosed garden with superb countryside views, a paved patio area, expanse of lawn laid, built in planters, small trees, shrubs and timber pergola.

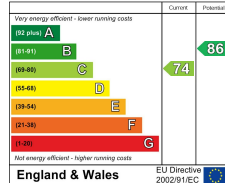
Parking

Off road parking for a number of vehicles.

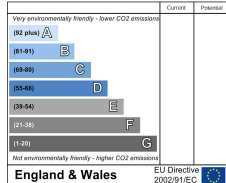
Buyer Notes

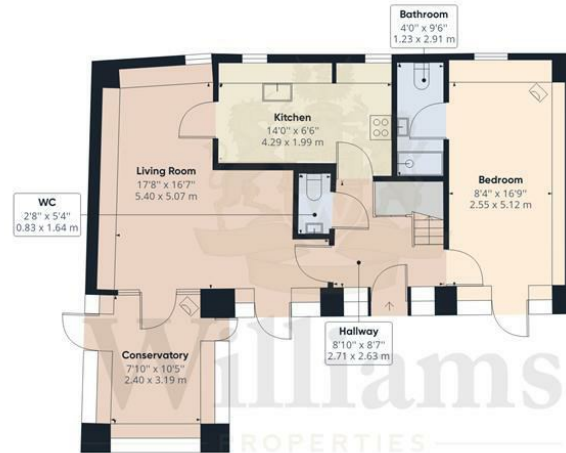
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Floor 0



Floor 1



Approximate total area⁽¹⁾

1156.27 ft²

107.42 m²

Reduced headroom

7.94 ft²

0.74 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.

GIRAFFE360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.