



42 Quanton Road,  
Waddesdon, Buckinghamshire  
HP18 0LP

Guide Price £750,000

**RB** REASTON BROWN



# A Beautifully Presented Four-Bedroom Period Home with Far-Reaching Countryside Views, Original Features, Spacious Living Areas, and a Converted Oak-Framed Studio Set Within a Private Garden Backing onto Open Meadows

**42 Quainton Road** is a beautifully presented four-bedroom detached period home, dating back to 1913. Rich in character, the property retains a host of original features including sash windows, stripped pine doors, wooden floorboards, and beautiful fireplaces in both the sitting and dining rooms. One of its most remarkable attributes is the far-reaching, uninterrupted view over open countryside to the rear, offering a peaceful and picturesque backdrop.

The ground floor is arranged to suit both family life and entertaining. A spacious, double aspect sitting room is flooded with natural light and features French doors opening onto the rear garden, along with a striking original fireplace that adds warmth and charm. The formal dining room also enjoys a period fireplace, making it a perfect setting for special occasions. The kitchen and breakfast room are well designed, with further French doors creating a seamless flow into the garden. A separate utility room and a downstairs WC, with their own external access add further practicality to this well-considered layout.

Upstairs, the first floor offers two generous double bedrooms and two additional bedrooms. The layout is completed by a stylish family bathroom and a separate shower room.

Outside, the front of the home features a gravelled drive with parking for two vehicles. The rear garden is exceptionally private and backs directly onto open meadows designated as local green space, offering a rare sense of tranquillity. With a generous lawn, mature planting, and a sheltered patio area, it's an ideal space for relaxing or entertaining outdoors.

At the far end of the garden stands a charming oak-framed stable, converted into a double home office or creative studio. Fully wired for internet, with Velux skylights and generous glazing, it provides a bright and flexible space. Behind it, a lean-to shed offers convenient storage for garden tools.

EPC: D Council Tax Band: D Freehold.

## Situation

**Waddesdon** is a charming Buckinghamshire village best known for the magnificent Waddesdon Manor, a French Renaissance-style château built by the Rothschild family. The village itself is steeped in history and character, offering a strong sense of community and a peaceful rural setting.

Waddesdon enjoys a well-balanced mix of period properties and more modern homes, appealing to families, professionals, and retirees alike. The village provides essential amenities including a local shop, pub, primary school, doctor's surgery, and a popular coffee shop, while Aylesbury and Bicester are within easy reach for a wider selection of shops, restaurants, and services.

Education is a particular draw in Waddesdon, with the highly regarded Waddesdon Church of England School offering secondary education that consistently performs well. The surrounding countryside provides excellent walking routes, and the nearby Chiltern Hills add further to the area's natural appeal.

Commuters benefit from Aylesbury Vale Parkway Station, located around 4 miles from the village, offering regular services to London Marylebone in approximately 60 minutes. With its historic backdrop, excellent schooling, and convenient transport links, Waddesdon combines the best of village living with accessibility and cultural interest.

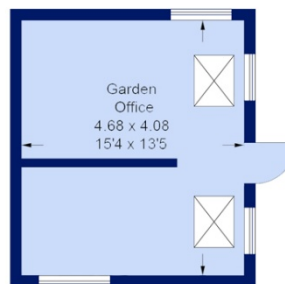
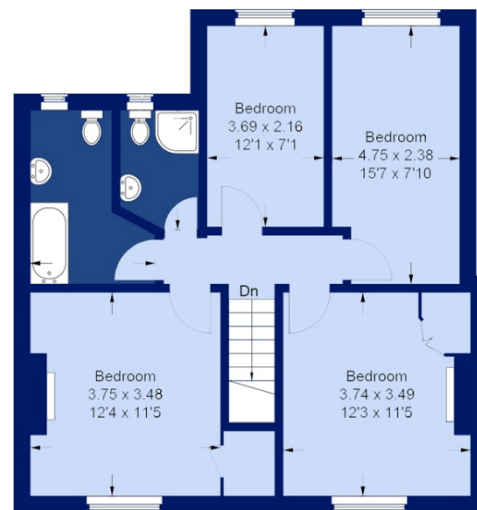
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











(Not Shown In Actual  
Location / Orientation)

Approx. Gross Internal Floor Area 1647 Sq Ft / 153 Sq M  
42 Quainton Road, Waddesdon, Buckinghamshire, HP18 0LP

All measurements of walls, doors, windows and fitting and appliances,  
including their size and location, are shown as standard sizes and therefore  
cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

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