



40 Upper Street, Quainton,  
Buckinghamshire, HP22 4BA

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 6 miles (Marylebone 55 mins.), Bicester approx. 10 miles, Milton Keynes approx. 12 miles, London approx. 45 miles

**40 UPPER STREET, QUANTON, BUCKINGHAMSHIRE, HP22 4BA**

**FOR UPDATING, AND WITH LOTS OF POTENTIAL, A SEMI DETACHED HOUSE DATING WE BELIEVE FROM THE EARLY 1900's SITUATED IN AN ELEVATED POSITION AT THE TOP OF THE VILLAGE.**

**Porch/Boot Room, Hall, 2 Reception Rooms, Kitchen/Breakfast Room, Cloakroom, Outhouse & Gardeners WC, 3 Bedrooms, Bathroom. Gardens. Driveway & Detached Garage.**

**GUIDE PRICE £425,000 Freehold**

**DESCRIPTION**

Upper Street as the name suggests spans the top end of the village offering views towards Waddesdon and further afield. Number 40 is a circa 1900's dwelling with beamed and rendered elevations beneath a clay tile roof, and it sits in an excellent plot, much of the garden to the front.

At the entrance is a glazed porch stretching across the front of the house providing either a seating area to enjoy the southerly outlook or a boot room with ample space for everyone's coats and footwear. There is lighting and a quarry tiled floor. In the hall is the staircase and the understairs former cupboard is now a cloakroom with a wc and wash basin. There are two reception rooms, the one nearest the kitchen having a fireplace currently containing a Parkray. Double doors lead out to the garden in this room and an internal door provides access to the kitchen. Along the side of this room running from the hall to the kitchen is a corridor/larder, and a sizeable larder at that. The kitchen/breakfast room is fitted with laminated units and worktops and spaces are available for appliances including a water softener which is in situ. The oil boiler stands in the old fireplace and off the far end of the kitchen is a passageway and then shed and gardeners toilet.

On the first floor are two excellent double bedrooms and a large single, along with a bathroom. The two double bedrooms have built in wardrobes, the middle

room with extensive storage. Each also retain the original fireplaces, one cast iron example on show and the other either covered over or removed. The smaller bedroom is at the back of the property and enjoys a dual aspect. The bathroom has a white suite and tiled walls with a Mira shower over the bath. The loft is boarded in some parts and has a light. It is a generous open loft and has decent head height in the apex.

**OUTSIDE**

Initially the block paved driveway is shared by the neighbour then though it spurs off to the right and the houses own private driveway and ultimately the detached garage.

The long front garden has grass and a vegetable patch, all half bounded by mature hedge with shaped conifers and trees including apple, a holly, and two lovely beeches. A rose bed is to the left of the drive.

Between the house and the garage is a wrought iron gate into the side garden which is paved. The side and rear garden are mainly paths and patios incorporated around planted beds, the side forming a secluded courtyard.

Immediately to the back of the house are covered loggias/stores. The rear garden, being higher, is accessed via steps and within it is a greenhouse. Again, hedging surrounds the gardens.

The garage is of brick construction with a pitched clay tile roof and a wooden up and over door. The floor is concrete, power and lighting are connected, and storage can be found on the rafters.



## LOCATION

Quanton takes its name from the Old English words Cwen + Tun and means 'The Queens Farmstead or Estate' prominent on the skyline is the 14<sup>th</sup> century church which is exceptionally rich in large late 17<sup>th</sup> and 18<sup>th</sup> century monuments. The centre point of Quanton is the picturesque village green which looks up towards the 1830 working windmill. In the middle of the green is a fourteenth century preaching cross and in a picture from the late 1800's the old whipping post is visible where miscreants were tied and flogged! Until the outbreak of Dutch Elm disease the village was encompassed by trees. Quanton now has a public house, café, motor repairs, a general store and post office, and

there are many clubs and societies. The sports ground features a football pitch, tennis court, and skateboard park.



The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quanton Steam Railway which frequently hosts family events. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar's Square Centre in Aylesbury, and Milton Keynes.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Services to Euston are available from Cheddington and Leighton Buzzard. Aylesbury Parkway now provides a link to Marylebone at Fleet Marston. Bicester Village station provides a rail service to Oxford in 10 minutes and again London Marylebone in under an hour.

**COUNCIL TAX BAND** – D £2,177.00 per annum

## EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Village Primary School at Quainton.

Waddesdon Secondary School.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham.



**VIEWING** - Strictly via the vendors agent W Humphries Ltd

**SERVICES** - Mains electricity, water, & drainage. Oil fired central heating.

**DIRECTIONS** - From Aylesbury take the A41 towards Bicester through the village of Waddesdon and after a further mile or so turn right signposted to Quainton. Follow this road over the railway bridge into Station Road then at the T junction turn right and quickly left up the village green. Upper Street is on the right.



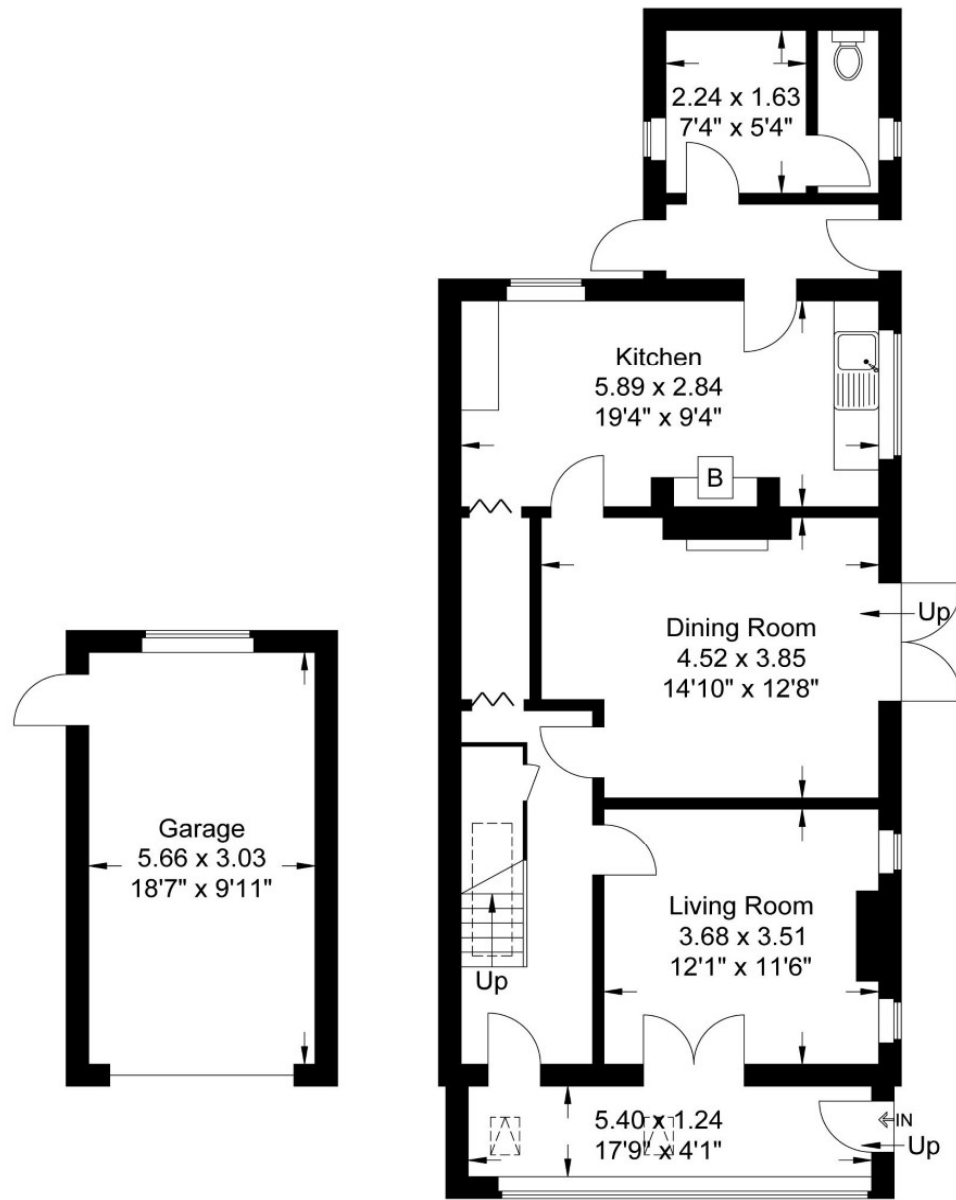
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Approximate Gross Internal Area = 136.31 sq m / 1467.22 sq ft

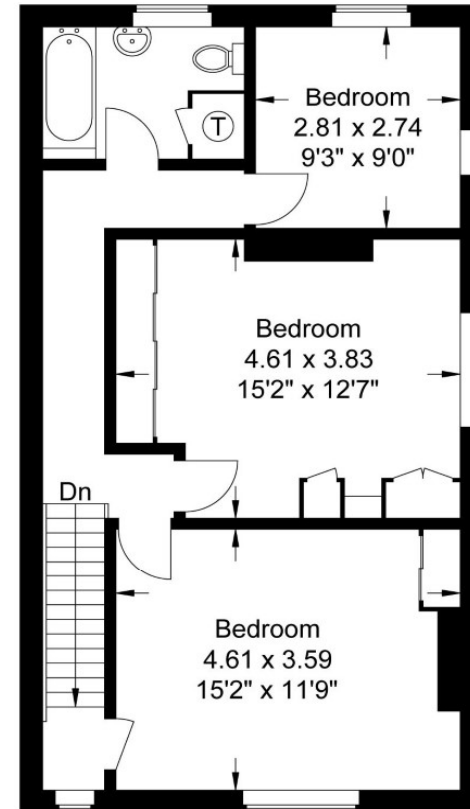
Garage = 17.15 sq m / 184.60 sq ft

Total Area = 153.46 sq m / 1651.82 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38   F	
1-20	G		



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