



**97 Station Road, Quanton,
Buckinghamshire, HP22 4BX**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 4 miles (Marylebone 55 mins.), Buckingham 10 miles, M40 8 miles, Leighton Buzzard 10 miles (Euston 36 mins.). (Distances approx.)

97 Station Road, Quainton, Bucks, HP22 4BX

**A REFURBISHED PERIOD HOUSE WITH BEAUTIFUL
ACCOMMODATION THAT BENEFITS FROM PARKING AND
GARAGING AND A 100FT SOUTH WESTERLY GARDEN BACKING
ONTO PADDOCKLAND**

**Hall, Sitting Room, Superb Dining & Kitchen Areas, 3 Bedrooms, Stunning
Bathroom. Long Driveway. 18'3 x 8'9 Detached Garage. Large Garden.**

GUIDE PRICE £425,000 Freehold

DESCRIPTION

97 Station Road has undergone a comprehensive modernisation and now offers a sublime blend of contemporary style alongside its original Victorian charm. The bathroom and kitchen have been replaced and the whole of the interior updated including the décor. Plenty of off street parking is available, a garage, and the large south westerly garden is somewhat of a blank canvas awaiting landscaping.

At the entrance is an attractive porch with a tiled step and double glazed composite door which leads into a hallway where a handsome black patterned tiled floor greets you and the staircase lies at the far end. Off the side is an elegant sitting room with an open fireplace (not working) that could be lined to accommodate a woodburning stove. The front aspect comprises tall sash upvc double glazed windows beautifully enhanced by hand made bespoke shutters. The back of the property has been slightly remodelled, the dining and kitchen are more open plan in design although with separate defined areas. Both enjoy

Karndean grey herringbone flooring and ceiling beams, and the dining room hosts a delightful old stock brick fireplace and exposed chimney breast that houses a cast iron woodburner. Within the kitchen is a breakfast bar and the kitchen is fitted with soft close dove grey units and quartz counters and back stands. Integrated appliances are a dishwasher, fridge and freezer, oven, and a ceramic hob that has a brushed chrome extractor hood above. Near the far door is a 'Rangemaster' Belfast sink and a shelf for a tumble dryer with the plumbing for a washing machine underneath.

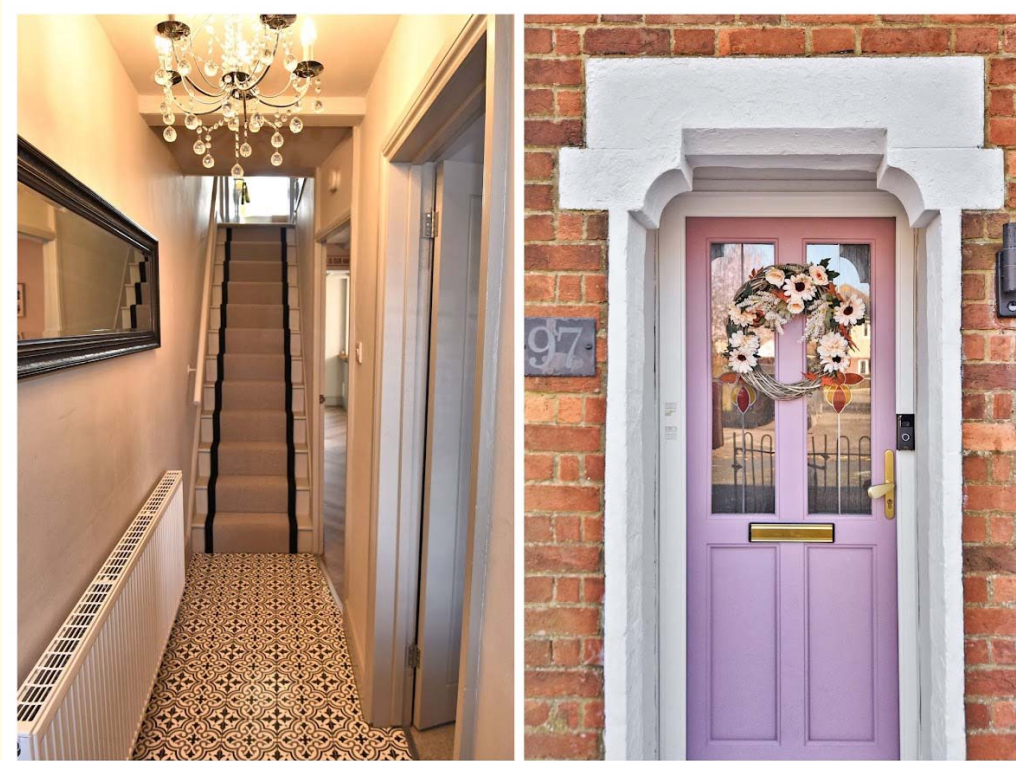
Upstairs from the landing is a loft hatch. There is a large attic possibly suitable for conversion that currently is just storage and has a light. Serving the three bedrooms the family bathroom boasts vintage Aztec type floor tiles, painted brick walls and metro tiling, and a white suite. The freestanding roll top bath has ball and claw feet and in the corner is an independent shower cubicle. Attached to the cast iron radiator is a heated towel rail.

OUTSIDE

At the front behind wrought iron railings is gravelling and that extends all down the side covering the driveway up to the garage, the driveway itself able to host 3 vehicles.

The garage is constructed of brick and rendered blockwork, measures approx. 18'3 x 8'9, has timber doors and power and lighting.

Although tidy the garden does present the opportunity for creating a wonderful addition to the residence. It stretches to around 100ft in depth and is a decent width and abuts paddocks providing a very pleasant backdrop. At present it is made up of lawn, patios, and gravel beds with at the end some hardstanding and electricity points which could be used as the site for an office other structure to take in the view.



LOCATION

Quainton takes its name from the Old English words Cwen + Tun and means 'The Queens Farmstead or Estate' prominent on the skyline is the 14th century church which is exceptionally rich in large late 17th and 18th century monuments. The centre point of Quainton 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. Quainton 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 Quainton 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 £2,134.88 per annum (2023/2024)

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Village Primary School at Quainton.

Waddesdon Secondary School.

Public schools at Akeley Wood, Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham.



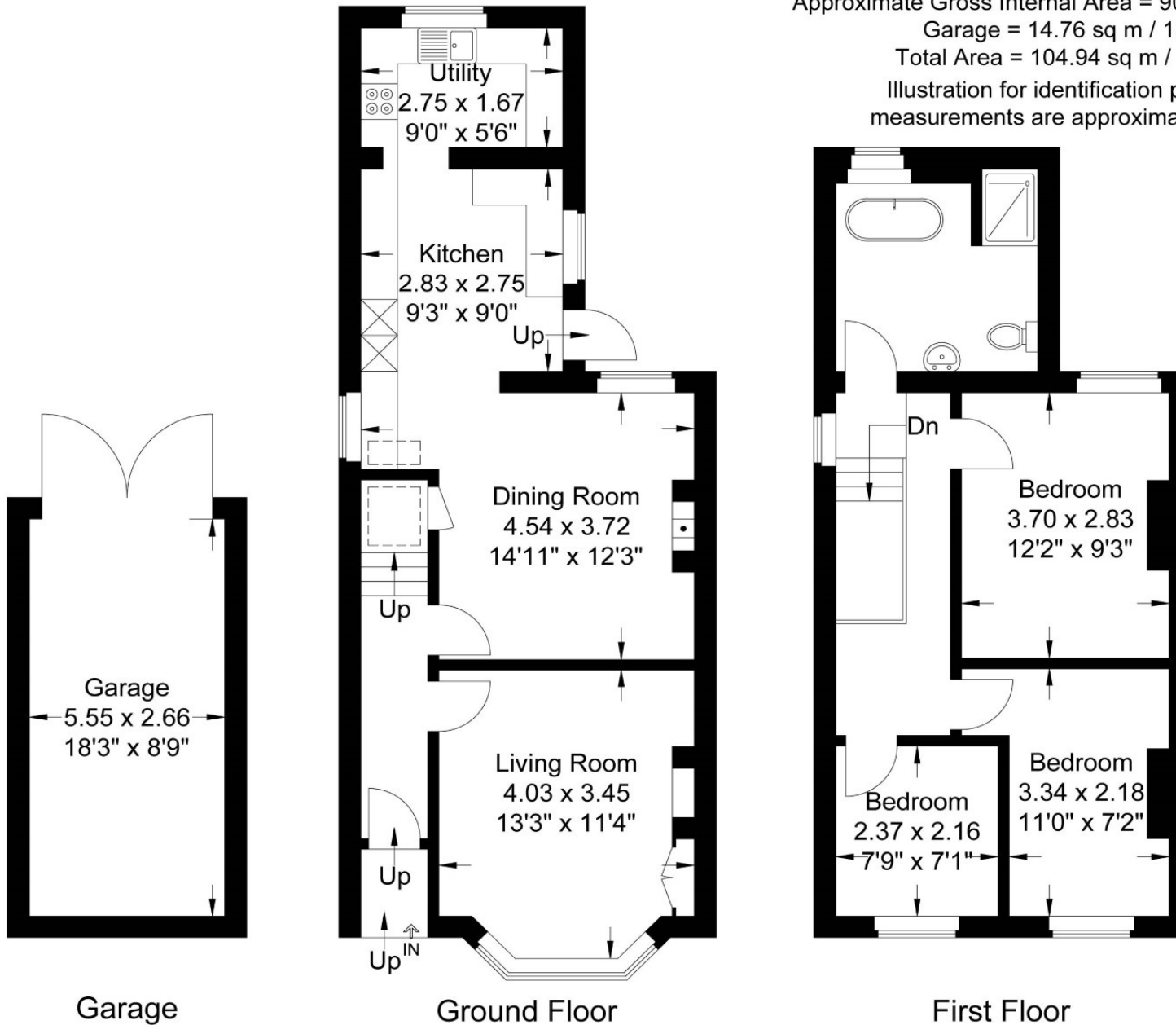
Station Road, HP22 4BX

Approximate Gross Internal Area = 90.18 sq m / 970.68 sq ft

Garage = 14.76 sq m / 158.87 sq ft

Total Area = 104.94 sq m / 1129.55 sq ft

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



Garage

Ground Floor

First Floor

VIEWING

Strictly through the vendors agent W. Humphries at Waddesdon 01296 658270

SERVICES - Mains water, drainage, electricity. Oil fired heating

DIRECTIONS

From Aylesbury take the A41 towards Bicester. Go through Waddesdon and shortly after, turn right signposted to Quainton. Follow this road into Station Road





IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

