



**26 Church Street, Quainton,
Buckinghamshire, HP22 4AP**

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

26 CHURCH STREET, QUANTON, BUCKINGHAMSHIRE, HP22 4AP

A GRADE II LISTED PROPERTY OCCUPYING A HIGHLY REGARDED LOCATION NEAR THE VILLAGE CHURCH IN QUANTON WITH AN ABUNDANCE OF 18TH CENTURY CHARM THROUGHOUT INCLUDING A STUNNING INGLENOOK FIREPLACE. 85FT SOUTH FACING REAR GARDEN

Sitting Room, Kitchen/Dining Room, Large First Floor Bedroom and Shower Room, Second Floor Attic/Double Bedroom. Utility Store. Excellent Plot with Seating Areas, Lawn and Vegetable Beds.

For Sale Freehold

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 14th century church which is exceptionally rich in large late 17th and 18th 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.

HISTORICAL NOTES:

The building was probably part of Dormer Farm originally with a butcher named John Curtis and a servant, Harriet Uff, documented as being in residence between 1839-41. The other half of the cottages was previously a butchers shop and slaughterhouse.

DESCRIPTION

The property is grade II listed dating (as the dark header brick on the front elevation denotes) from 1722 with a late 19th century extension. The cottage is timber framed with diagonal braces and brick infill on a rubble stone plinth, all



beneath a clay tiled roof, and imprinted into the plinth render at the rear of the cottage are a pair of tiny handprints, created who knows when. Internally and externally are a charming array of exposed timbers, beams and original features including floorboards and latched and braced wooden doors. The front door leads into a lovely sitting room dominated by a wonderful inglenook fireplace still retaining its large tiled hearth and plank seating each side, although now it contains a cast iron woodburning stove. This room has a dual aspect to the front and rear, the front with a leaded light window, as also do the kitchen and main bedroom. Opposite the front door is an understairs cupboard and hidden behind a door further around is the staircase itself. The kitchen/dining room has a tiled floor and there are beech units and worktops with, at one end, a one and a half bowl stainless steel sink that has a pull out flexible hose tap. The fireplace here is bricked up but could be reintroduced as a working fire.

On the first floor is a generous double bedroom sporting the delightful authentic wide elm floorboards and it enjoys a view to Lodge Hill in Waddesdon, the site of Waddesdon Manor. The shower room has a white suite including a 'Savoy' Edwardian style wash basin. The double width cubicle has a power shower and a remote external Aqualisa control enabling the turning on of the shower outside the cubicle enclosure as you enter the room. A winding stairwell from the landing

takes you up to the second floor attic which stretches the breadth of the cottage allowing a storage area and a double bedroom, the latter again with wide elm floorboards. A dormer window is to the front and another window is in the gable wall.

OUTSIDE

At the boundary is a picket fence and down the side runs a path to the rear where adjacent the back door is the former gardeners wc, now a utility and laundry room.

The initial patio comprises of hardstanding where there is a water tap and double electric socket. Halfway down the garden is the second seating patio, more paved, and on the former site of the greenhouse. In between the two lies an ornamental pond.

There is a vegetable plot and raised beds and then a lawn hosting a couple of mature apple trees, a mock orange, and a black elder. The whole measures out to around 90ft in depth and in the far corner is a wooden shed.

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COUNCIL TAX

Band D £2,239.09 per annum (2024/25)

VIEWING

Strictly via the vendors agent W Humphries Ltd

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.

SERVICES

Mains electricity, water & drainage. LPG fired central heating.

DIRECTIONS

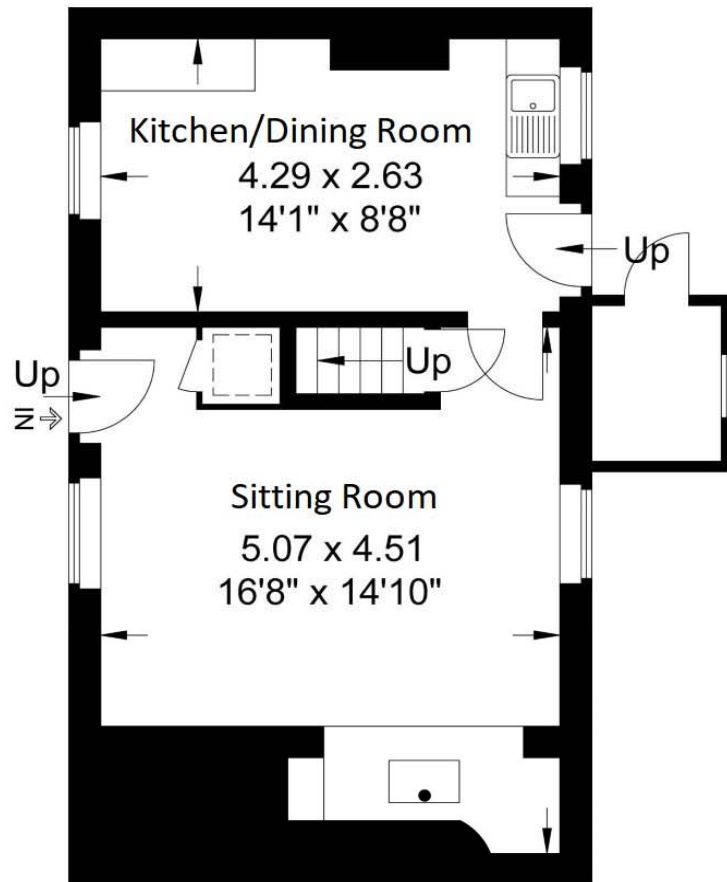
From Aylesbury take the A41 towards Bicester and go through the village of Waddesdon. After a mile or so turn right signposted to Quainton. Follow this road over the railway bridge into Station Road and at the end of Station Road turn right at the T junction. Then turn left up the village green and Church Street is to the right.



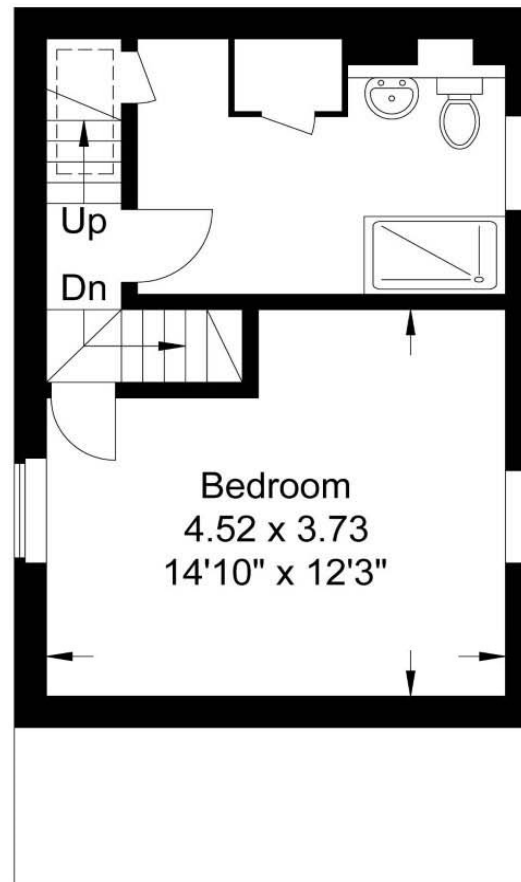
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Approximate Gross Internal Area = 81.48 sq m / 877.04 sq ft

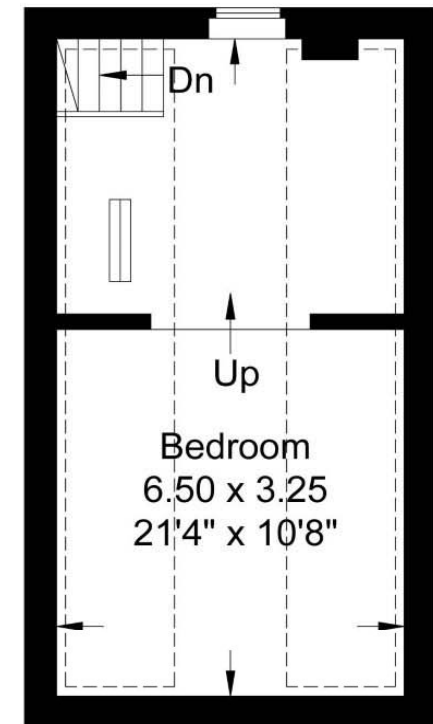
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



First Floor



Second Floor





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- 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.

