



**93 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.)

## **93 Station Road, Quanton, Bucks, HP22 4BX**

### **A CHANCE TO MAKE YOUR MARK. IN A POPULAR VILLAGE, A CHARMING VICTORIAN HOUSE FOR SOME UPDATING THAT BOASTS A 100FT SOUTH WESTERLY GARDEN**

**Porch, Sitting & Dining Room, Kitchen, Bathroom, 3 Bedrooms (2 Interconnecting). Large Garden Backing onto Paddocks.**

**Guide Price £335,000 Freehold**

#### **DESCRIPTION**

Number 93 Station Road in in the middle of a small terrace of Victorian houses bearing the name 'Wilton Cottages'. The accommodation offers scope for improvement and in 2021 the owners were granted permission to extend the ground floor significantly widening the current kitchen to create a kitchen/breakfast or dining area. The building regulations would need to be renewed but all the information can be found on the AVDC planning portal under reference – 21/04500/HPDE

At the entrance is a porch with a quarry tiled floor and that leads into the sitting and dining room which is pretty much open plan. The staircase is concealed behind a door and there are understairs cupboards. In the sitting room sits a woodburning stove within a brick fireplace and to the front is a lovely bay window. The kitchen has a range of white units and laminated work surfaces. Plumbing is provided for both a dishwasher and washing machine and space can be found for a cooker. The bathroom walls are fully tiled, the wash basin comes with a vanity cupboard, over the bath is a shower screen and 'Gainsborough' shower.

Upstairs are three bedrooms, two being interconnecting, the smallest still a good single and the largest bedroom has a wall of built in wardrobes.

The loft is insulated and has a light.

#### **OUTSIDE**

A path of blue diamond pavers runs up to the front door and between the house and wrought iron railings is gravel. The house benefits from an excellent south westerly garden that stretches back approximately 100ft and enjoys a backdrop of paddocks. In the midst of the lawns is a paved patio and at the very end is a plot that could be a vegetable patch.

A bespoke 16ft x 6ft timber shed with power and light and a covered log store is located a few steps from the back door.

**NB:** Number 93 has a right of way across the rear of number 95.

#### **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 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 Stowe, Berkhamsted and Oxford.  
Grammar Schools at Aylesbury and Buckingham.

### **VIEWING**

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

### **SERVICES**

Mains water, drainage, electricity. Electric heating.

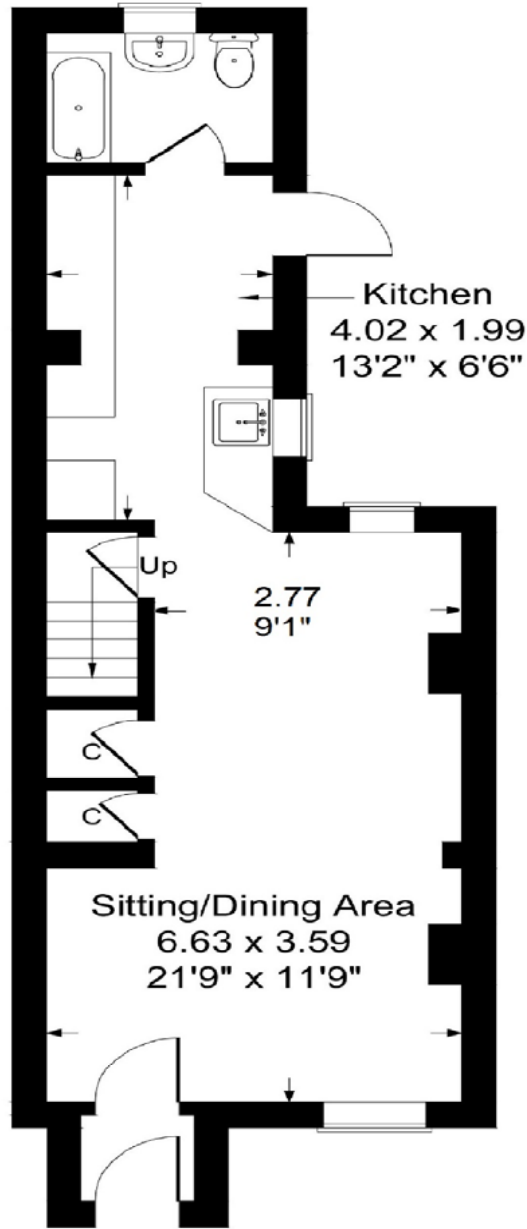
### **DIRECTIONS**

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

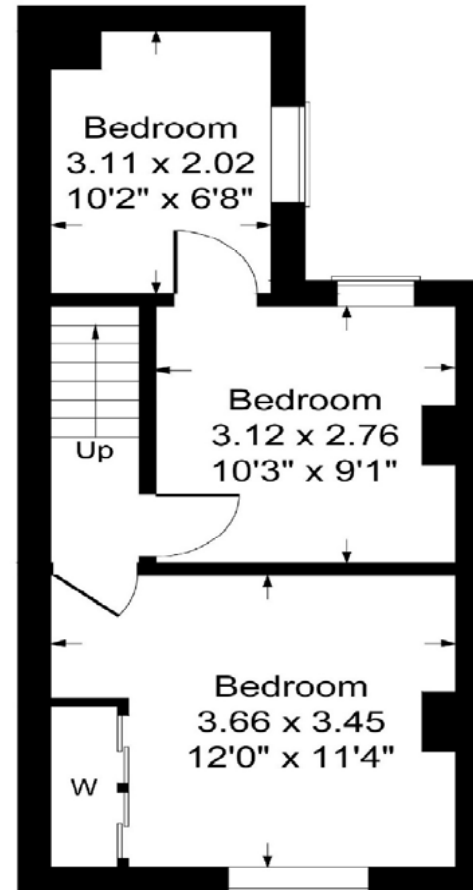
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Approximate Gross Internal Area = 67.75 sq m / 729.25 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale,  
produced by The Plan Portal 2024.

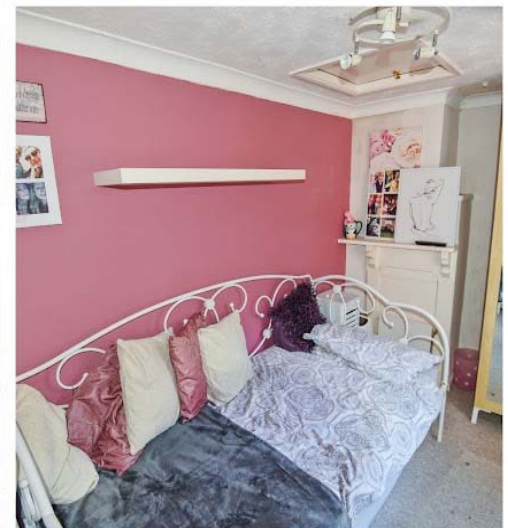


**Ground Floor**



**First Floor**





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- 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.
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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.



