



22 North End Road, Quainton,
Buckinghamshire, HP22 4BD

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

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**A SUBSTANTIAL PROPERTY IN A MATURE PRIVATE PLOT HIDDEN AWAY OFF A
NO THROUGH LANE. CIRCA 4,000 SQ FT OF WELL PRESENTED FLEXIBLE
ACCOMMODATION INCORPORATING A POTENTIAL SELF CONTAINED ANNEXE**

**Large Entrance Hall, 5 Reception Rooms, New Kitchen, 5 Bedrooms (all ensuite). 3 Room
Annexe with Sauna. Driveway, Double Garage. Secluded Generous Gardens.
Swimming Pool (Requiring Repair)**

GUIDE PRICE £750,000 Freehold

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.

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.

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.

COUNCIL TAX BAND

Band G £3,731.81 per annum 2024/25

DESCRIPTION

22 North End Road has been transformed in the last decade or so, the original fairly modest bungalow becoming a substantial two storey family home with an annexe. It is tucked away up a long drive off a no through lane and enjoys a generous and very private garden, and although a few hints of its previous life remain the accommodation is overwhelmingly light and contemporary.



Two side by side doors greet you and open into an impressive hall that has a central dog leg staircase with galleries overhead. Much of the ground floor has

wooden flooring and LED downlighting, the kitchen newly refitted in white hi gloss soft close units and grey laminate worktops, both those components forming the island and breakfast bar. Integrated is a fridge and freezer and remaining a 'Britannia' cooking range comprising 2 ovens, an electric griddle/hotplate, and 5 gas burners. Above it hangs a 'Rangemaster' extractor hood. Adjacent the kitchen there is a further room, likely a breakfast area that equally could be the boot room as it harbours a sink and the integrated dishwasher and washing machine. The lovely ceiling lantern lends itself though to being a less functional space and more for enjoyment. Doors to the outside are found in all the reception rooms, the study and breakfast room serving a courtyard. The study is a good size, the dining room is adorned in mahogany wall panelling, and the sitting room features a handsome working fireplace surrounded by ornately carved marble, and accessed from both the sitting and dining rooms is a huge wrap around conservatory looking over the garden. Along the hall you will find a utility room and cloakroom, as well as two ensuite bedrooms, and at the far end the would-be annexe - three flexible rooms - currently an upstairs living area, downstairs kitchen with sink, cupboards, and its own front door, then a bedroom where there is a sunken bath, wc, separate shower, and even a sauna.





The upper floor has micro LED lighting and within the landing is space for a desk or a chaise longue. Three additional ensuite bedrooms are on the first floor, each with dormer windows, the two at each end of excellent proportions.

OUTSIDE

A shared lane leads up to the property and the frontage is block paved providing parking for a few vehicles. The double garage has an electric door and is supplied with power and lighting. The walled front boundary has lighting set onto the piers.

The garden is on a couple of levels, the first being a slightly raised terrace of decking and stone that feeds into the pool surround and timber pool house. The swimming pool is heated and measures approx. 23ft x 12 ft and we are informed it is some disrepair and would require attention in order for it to be used. The lawn rises onto another second tier and the whole is enclosed and well screened by conifers offering a high degree of privacy and seclusion. A neighbouring row of mature tree flanks one edge.



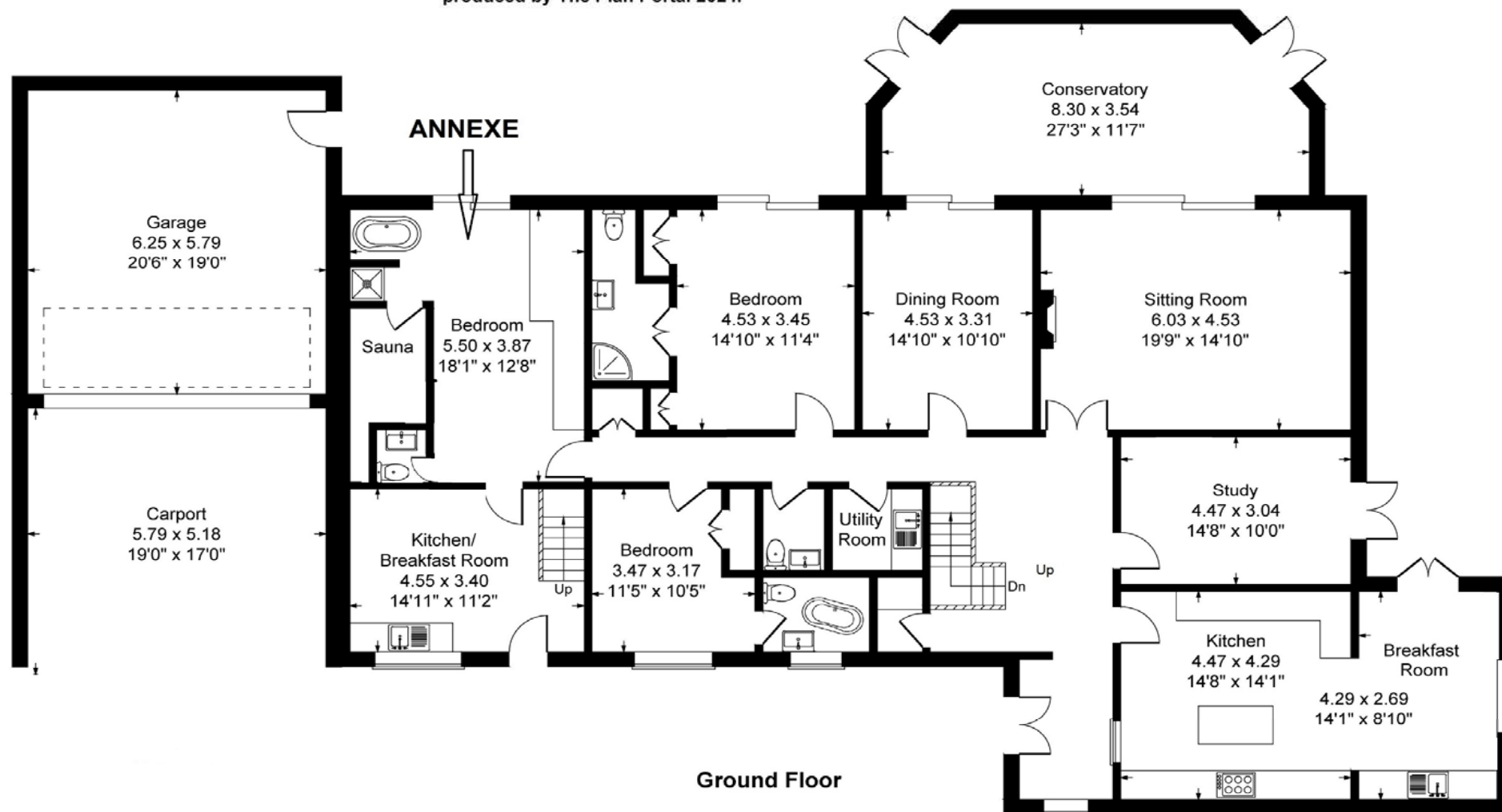
22 North End Road

Approximate Gross Internal Area = 374.52 sq m / 4031.29 sq ft

Garage = 36.18 sq m / 389.43 sq ft

Total = 410.70 sq m / 4420.72 sq ft

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



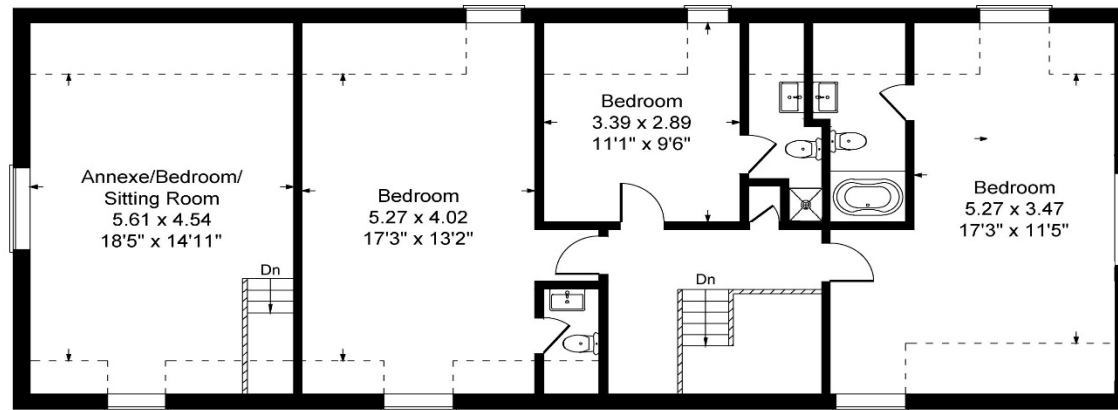
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First Floor



SERVICES

Mains water, drainage and electricity. The property has oil central heating and electric air conditioning.

VIEWING

Strictly via the vendors agent W Humphries Ltd

DIRECTIONS

From Aylesbury take the A41 towards Bicester through Waddesdon. After a mile turn right signposted to Quanton and follow this road into the village. Turn left, and at the end of the village turn right into North End Road.

“Flexible and such a lot of space it could be adapted for anyone’s circumstances no matter how many kids and parents require accommodating!”



IMPORTANT NOTICE

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- 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.
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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.

