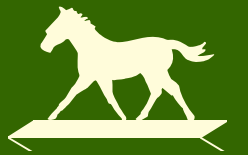




40 The Green, Quainton
Buckinghamshire, HP22 4AR

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 4 miles (Marylebone 55 mins) Bicester 10 miles, M40 Jnc 9 11 miles (Distances approx)

40 The Green, Quainton, Bucks, HP22 4AR

A VERY CHARMING END OF TERRACE VICTORIAN COTTAGE IN THE HEART OF QUANTON OVERLOOKING THE VILLAGE GREEN.

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Two first Floor Bedrooms and Family
Bathroom. Second Floor Loft Room. Small Side Walled Courtyard. Large Storage Shed.**

GUIDE PRICE £400,000 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. 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 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.

DESCRIPTION

40 The Green enjoys a lovely position overlooking the pretty village green in Quainton. The house is Victorian and occupies the end a small terrace, its elevations red brick with a buff brick string course and detailing beneath a slate roof.

At the entrance is an arched porch and the front door opens into the hall where the floor is a slate effect. There is shelving and a shallow recess for cloak/coat hanging space. In the dining room is the staircase. An arch leads to the kitchen, a side door accesses the outdoor terrace, and double doors access the sitting room. There is a fireplace in the sitting room



currently accommodating a gas fire although the chimney is open and could be working. The bay window provides a very pleasant view across the green. The kitchen has cream shaker style units and concealed lighting, and the worktops are a beech laminate effect. The floor, as with the hall, a slate look. Spaces are available for a tall fridge/freezer, a washing machine, and plumbing is also in situ under the sink for a dishwasher. The double oven/grill and halogen hob are built in. Upstairs on the landing is the staircase to the second floor. The front bedroom has a double aspect, it is an excellent size and there are fitted wardrobes. In bedroom two are stripped floorboards as with the bathroom, the bathroom furnished in a white suite of wc, wash basin, and corner bath, the latter having a shower above. The loft room is double bedroom dimensions and benefits from a velux window, a wardrobe, under eaves cupboards, and shelving.

COUNCIL TAX – Band E £2,609.31 per annum

OUTSIDE

The front is behind cast iron railings and a tiled path heads up to the porch. At the side is a small walled courtyard for a table and chairs and to the rear another courtyard and a wide timber shed suitable for storage and bicycles.

VIEWING

Strictly by appointment through the vendors agents W Humphries Ltd

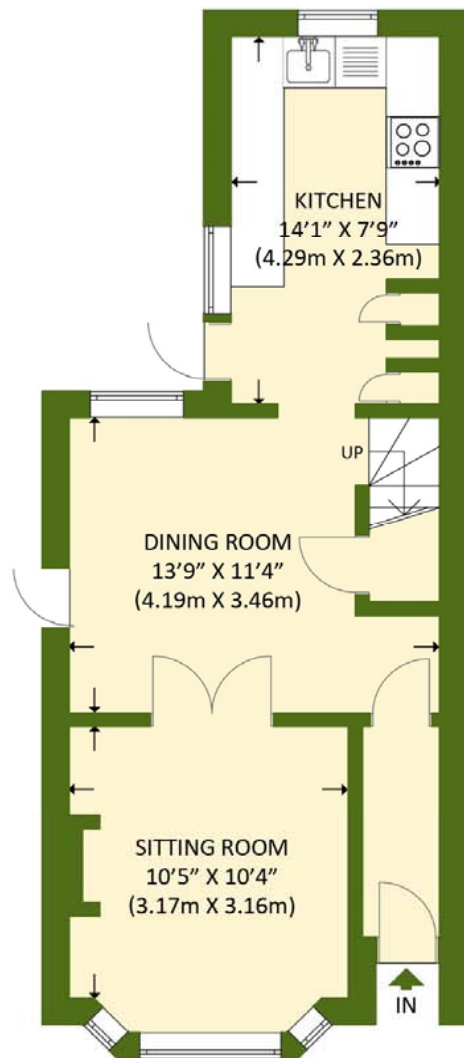
SERVICES

Mains Water, Drainage & Electricity.

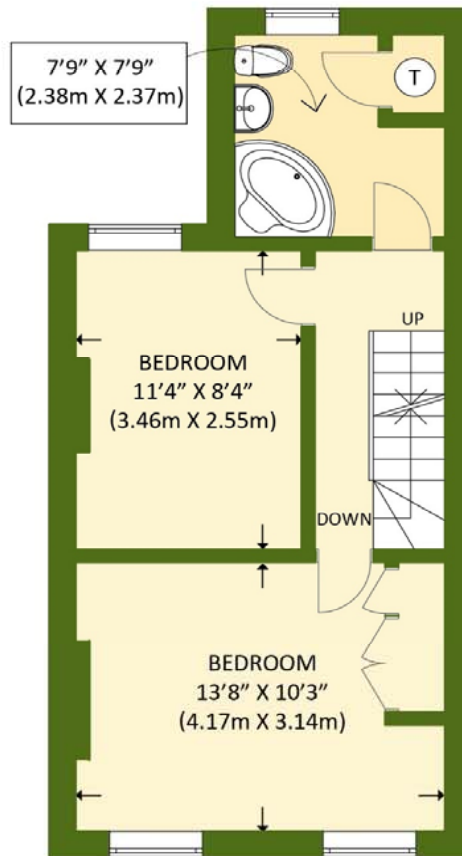
DIRECTIONS

From Aylesbury take the A41 towards Bicester and prior to reaching Waddesdon turn right at the crossroads. At the next crossroads turn left signposted to Quainton. Continue on this road into the village and The Green is on the right-hand side as you enter the village.

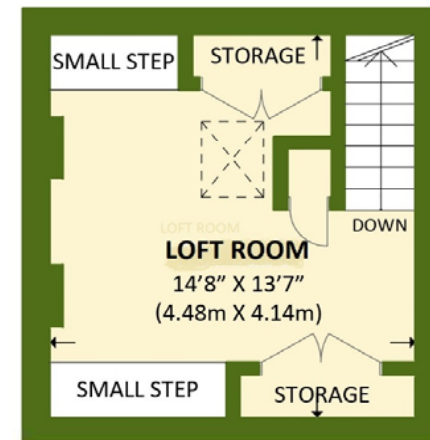




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 420 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 366 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 204 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 990 SQ FT / 92 SQ M.

40 THE GREEN, QUANTON, BUCKS, HP22 4AR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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.
- 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.
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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.

