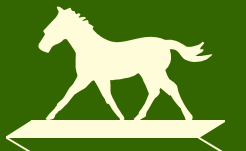




50 North End Road, Quainton,  
Buckinghamshire, HP22 4BE

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

## **50 North End Road, Quainton, Buckinghamshire, HP22 4BE**

### **AN EXTENDED HOUSE IN A NO THROUGH ROAD UNDER THE QUANTON HILLS. SUPERB ACCOMMODATION AND GARDEN SPACE, AND CATCHMENT FOR WADDES DON SCHOOL**

**Hall, Sitting Room, Stunning Kitchen/Dining/ Living Area, Cloakroom, Utility Room, 3 Double Bedrooms (1 Ensuite) & Dressing Room/Study set over 2 Floors, Shower Room. Good Size Enclosed Gardens**

Offers in excess of £475,000 Freehold

#### **DESCRIPTION**

North End Road is a no through lane at the western edge of the village, and number 50 sits just beneath the Quainton Hills near lovely rural walks.

It is a post war semi-detached house, a typical example of red brick sturdy construction occupying a generous plot and the accommodation has been extended outwards and upwards to now provide good size family space.

At the entrance hall is a porch area and all the floor has Victorian style tiles. Beneath the staircase is an understairs cupboard. The front reception room is a living room in its own right, larger than a snug, and it has a bow bay window and in the corner a handsome cast iron fireplace and grate. Across the back of the property incorporating the extension lies a wonderful open plan kitchen, dining and sitting room looking over the garden, the latter with a vaulted ceiling, tiled floor, and a tall woodburning stove. The dining room is adjacent the kitchen, the kitchen fitted with white units and beech effect worktops and having a built in halogen hob and double oven/grill. Both the kitchen and dining area floors are laminate wood boards. Off the back of the lobby is a cloakroom and utility room. There are two storey above, the first containing two double bedrooms and a nicely equipped shower room, the upper storey a further excellent double bedroom served by again a contemporary ensuite shower room. This bedroom enjoys views to the hills one aspect and far reaching countryside the other. At the foot of the second floor staircase is a very useful dressing area or possible study.

#### **OUTSIDE**

Communal bays provide parking for the cul de sac and immediately from the left bay is number 50's front lawn. There are sleeper beds and sleeper and stone chip steps leading up to the front door with a path continuing round the side.

At the rear is a decent garden, laid to lawn with a stone chip seating patch by the house, all of which benefit from an outlook up to the hill.

#### **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 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 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, 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** Band C £1,897.68 per annum



## EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Village Primary School at Quanton.

Waddesdon Secondary School.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham.

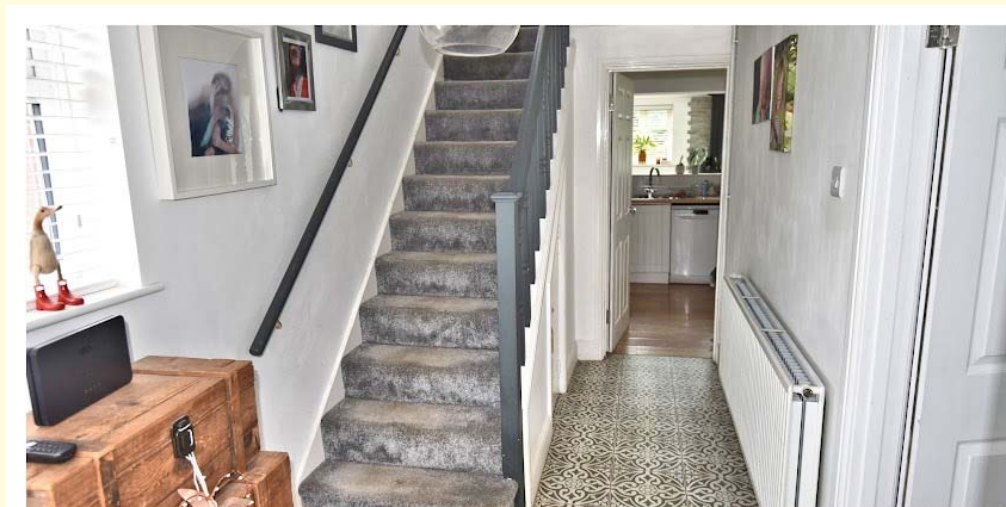
## VIEWING

Strictly via the vendors agent W Humphries Ltd

## SERVICES

Mains water, drainage and electricity. Gas central heating

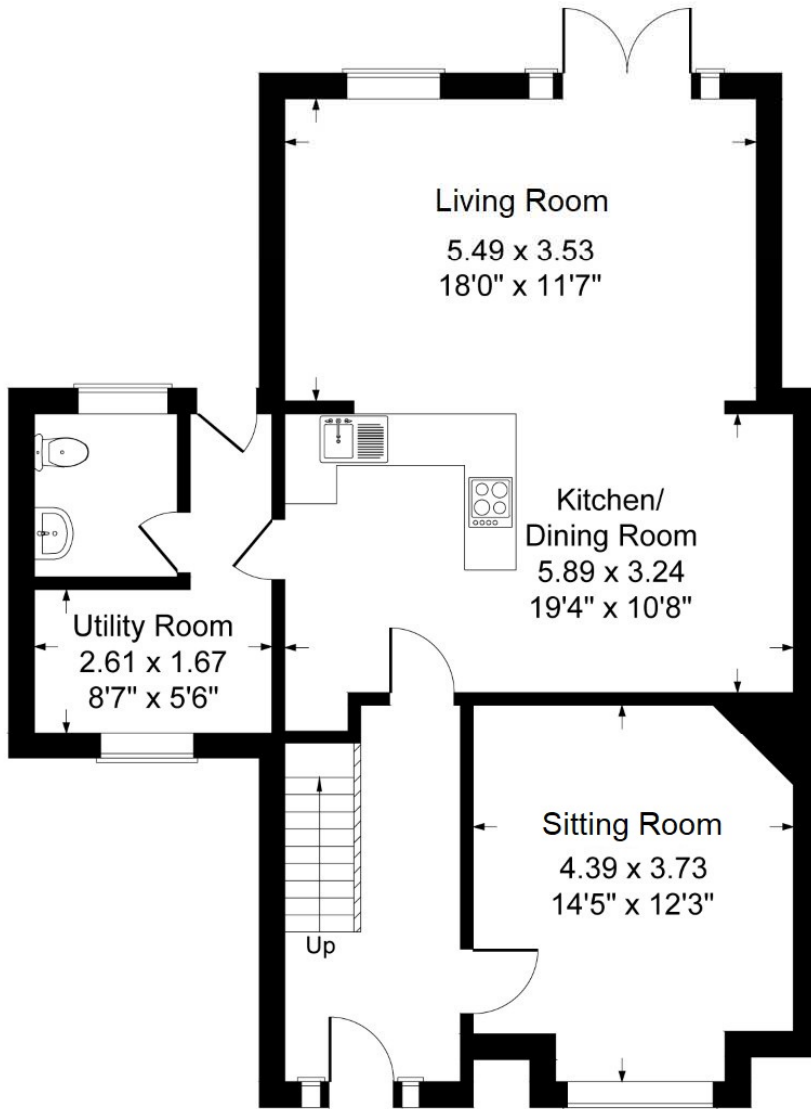
**DIRECTIONS** - From Aylesbury take the A41 towards Bicester through Waddesdon. After a mile turn right signposted to Quanton and follow this road into the village. Turn left, and at the end of the village turn right into North End Road.



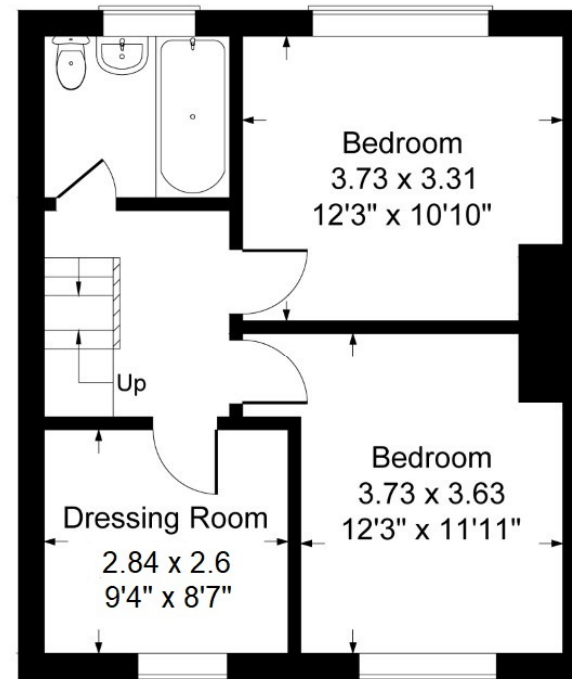
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Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft

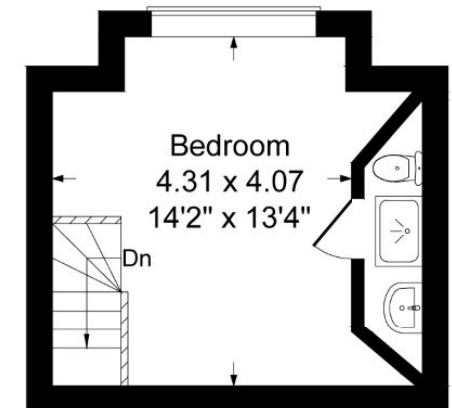
Illustration for identification purposes only,  
measurements are approximate, not to scale,  
produced by The Plan Portal 2024.



Ground Floor



First Floor



Second Floor



#### 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.

