



**Owsden, Station Road, Quainton,
Buckinghamshire, HP22 4BX**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

OWSDEN, STATION ROAD, QUANTON, BUCKINGHAMSHIRE, HP22 4BX

A BRAND NEW DETACHED FAMILY HOUSE OF EXEMPLARY QUALITY AND SPECIFICATION. 2200 SQ FT OF SUPERB ACCOMMODATION.

Beautiful Open Design Kitchen/Dining & Living Space & Separate Family Room. 5 Bedrooms over Two Floors (3 Ensuite). Garage. Gravelled Driveway & Substantial Parking. Large Patio and Turfed Garden. Solar Panels with Battery Storage.

FOR SALE FREEHOLD

DESCRIPTION

In the entrance hall is the beginning of the limestone flooring which continues through to almost all the remainder of the downstairs. Off to the left is a family room with an oak floor, then to the right a cloakroom and a door to the garage. The dogleg oak staircase winds up to the first floor and there is a utility room with a stainless steel sink, cupboards, and a work surface. At the rear of the house is the magnificent open plan kitchen, dining and living area. The kitchen is from Schmidt, their 'Classic Nebraska' range incorporating a corner carousel, concealed waste bins and two 1810 company stainless steel sinks alongside an ABI interiors wine trough. The appliances are Siemens comprising an iQ700 oven, professional range 58 bottle capacity glass door wine cooler an extra large fridge-freezer, iQ700 dishwasher, and iQ700 zone induction cooking hob with touchslider controls. Over the hob is an Airone stainless steel dual extraction system. A breakfast bar is provided within the peninsula and the kitchen surfaces are granite.

The dining area ceiling is part vaulted and then the living rooms fully vaulted with electrically powered velux windows and two double doors onto the terrace that are situated either side of a Cotswold stone chimney stack, the backdrop for a 'Misfires' tall, ovale 5kw woodburning stove. Uplighting is set into the marble hearth.

The oak staircase, landing, and bedrooms are carpeted, as is the second floor staircase and bedroom. There are four bedrooms on the first floor and a family bathroom. Both the guest and principal bedrooms have beautifully fitted ensuite shower rooms, the corridor into the principal bedroom equipped with an extensive built-in range for shoe storage including tall compartments for boots. The guest and main bedroom have wardrobes, the latter walk-in size with sliding pocket doors and an automatic light. The upper floor bedroom is also served by its own equally high standard ensuite shower room.

OUTSIDE

The front boundary is granite sets, post and rail fence, and a freshly planted laurel hedge with a five bar gate opening to a gravelled driveway providing parking for a number of vehicles.

The garage has an electrically operated roller shutter door that benefits from a stop sensor and there is an EV car charging point.

The garden is turfed and has a large Egyptian charcoal limestone patio that wraps around the rear.

Up and down lighting is supplied around the exterior of property.



AGENTS NOTE:

It should be mentioned that 6 x 500 watt solar panels have been installed. They have a 3kw hybrid converter with wifi and a 5.8kw triple power master battery. All fully connected to the fuse box.

In laymans terms the above system allows any energy generated to be stored and used when necessary, and mains electricity can be drawn at cheap tariff times to also use when necessary.

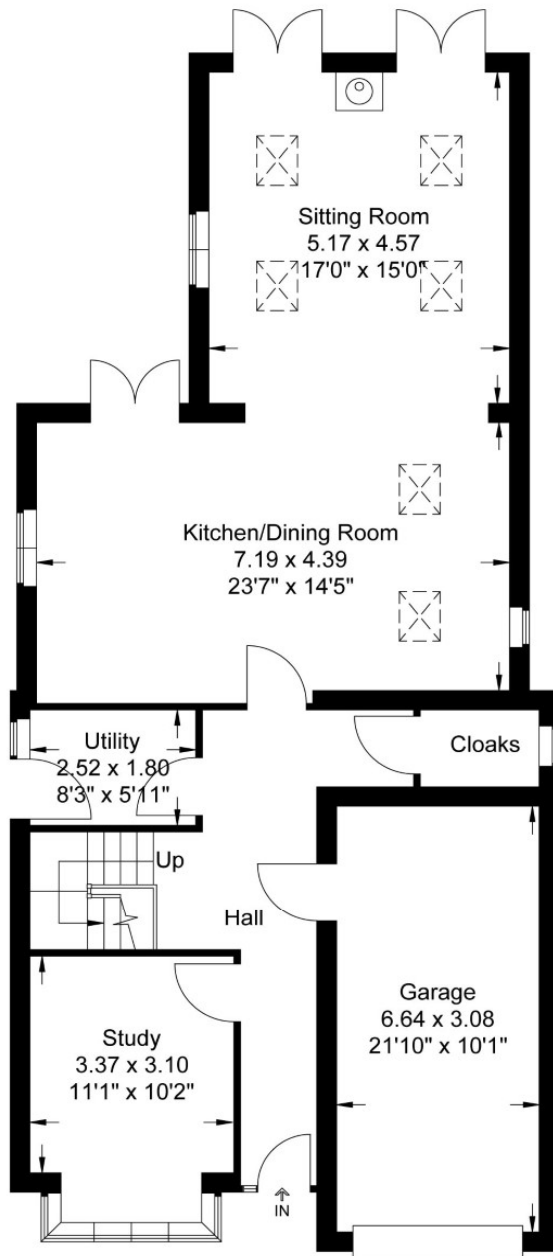


Owsden, 159 Station Road, Quainton

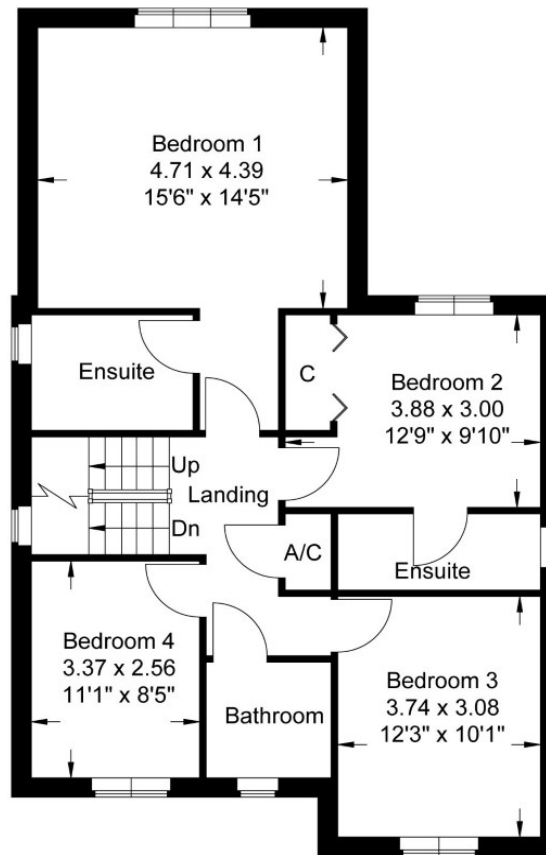
Approximate Gross Internal Area = 209.22 sq m / 2252.02 sq ft
(Excluding Garage & Loft Access)

Garage Area = 20.45 sq m / 221.19 sq ft

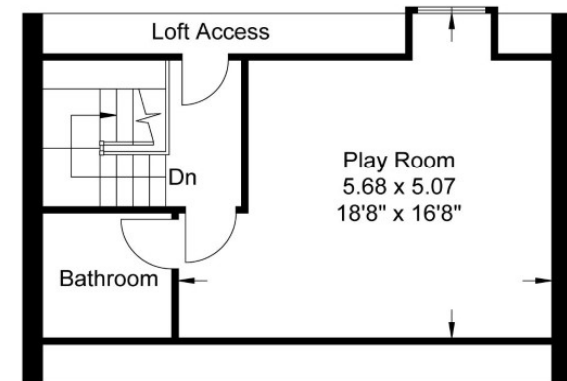
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



First Floor



Second Floor



SPECIFICATIONS

- Ground floor underfloor heating, first floor radiators. Oil fired
- Dense solid oak cottage style doors
- Smoked oak engineered wood and brushed, honed and tumbled 20mm Avalon limestone floors.
- 100% wool berber carpeting
- Luxury kitchen with iQ Siemens appliances
- Water softener
- Pressurised water system with 400 litre commercial tank which comfortably powers all the showers
- Electrically operated Velux windows with rain sensors
- 900mm x 600mm sealed charcoal limestone terraces and paths

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 water, electricity and drainage. Oil fired central heating.

VIEWING - Strictly via the vendors agent.

DIRECTIONS

From Aylesbury take the A41 towards Bicester and proceed into Waddesdon. After approx. 1 mile turn right signposted to Quainton and continue on this road into Station Road.





LOCATION

Quinton 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 Quinton 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! Quinton 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 Quinton 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.





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.

