



Willow Tree Cottage, 19 Lower Street,
Quinton, Buckinghamshire, HP22 4BL

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 6 miles (Marylebone 55 mins.), Bicester approx. 10 miles, Milton Keynes approx. 12 miles, London approx. 45 miles
WILLOW TREE COTTAGE, 19 LOWER STREET, QUANTON, BUCKINGHAMSHIRE, HP22 4BL

BEAUTIFUL DETACHED PERIOD COTTAGE WITH SPACIOUS ACCOMMODATION AND A SUBSTANTIAL 150FT SOUTH FACING GARDEN.

**Reception Hall, Cloakroom, Sitting Room (Multifuel Stove), Wonderful
Kitchen/Family/Dining Room, 2 Ensuite Double Bedrooms. Stunning Outside
Space Landscaped by the Present Owners**

Guide Price £450,000 Freehold

DESCRIPTION

Number 19 Lower Street sits side on to the street, its pretty rendered front elevation behind wrought iron railings.

A detached two bedroom property is rare in this day and age but do not be fooled into thinking number 19 is a twee little cottage as the accommodation provided is surprising. The original building dates from 1869 and it has been extended over recent years, greatly enhancing the ground floor accommodation. Of particular note is the plot of Willow Cottage which boasts a southerly facing 150ft garden.

At the entrance is a spacious hall with the staircase, a cloakroom and wc, and to the right twin glass panel oak doors into the sitting room. Of excellent dimensions and dual aspect with the bow bay window, there is an old brick fireplace housing a cast iron multifuel stove. The hall and sitting room benefit from very attractive dark oak luxury vinyl flooring. Left from the hall lies the kitchen and dining/family room, all open plan, the dining/family room having a vaulted ceiling and bi-fold doors to the garden. It is a lovely room and the kitchen is fitted with cream units and solid wood surfaces, the latter incorporating a breakfast bar and butlers sink. Plumbing and spaces are provided for both a dishwasher and

washing machine and the fridge/freezer is integrated. Remaining is the 'Belling' cooking range, equipped with 7 gas burner hob, 2 ovens, a grill, and a pan drawer. There is concealed lighting and downlighting and the flooring is bricks tyle block paviours.

Some of the ceiling on the landing is also vaulted, as is the back bedrooms. Each bedroom is a good double and each is served by its own ensuite, one a shower room and the other a bathroom.

OUTSIDE

Running down the side of the property is a gravel drive which is narrow initially then widens to become broad enough to park a small car behind the gate.

The substantial rear garden stretches to almost 150ft and benefits from a great deal of work and investment by the current owners. Adjacent the dining room is a patio and gravelled area, timber shed, and log store. The owners keep chickens thus there is a cage and chicken coop, a very high quality cage and coop I should add, that can stay in situ if so desired.

Along one edge of the lawn are flowers and shrubs, and prior to the lawn is a raised sleeper vegetable patch. In the middle of the lawn surrounded by slate chips stands a beautiful ornamental Japanese plum tree.



AGENTS NOTES

The boiler was replaced approx. 4 years ago. The 'Belling' range is 2 years old. The multifuel stove was installed 4 years ago.

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! Until the outbreak of Dutch Elm disease the village was encompassed by trees. 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.

COUNCIL TAX – Band E £2,609.31 per annum

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Village Primary School at Quinton.

Waddesdon Secondary School.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham.

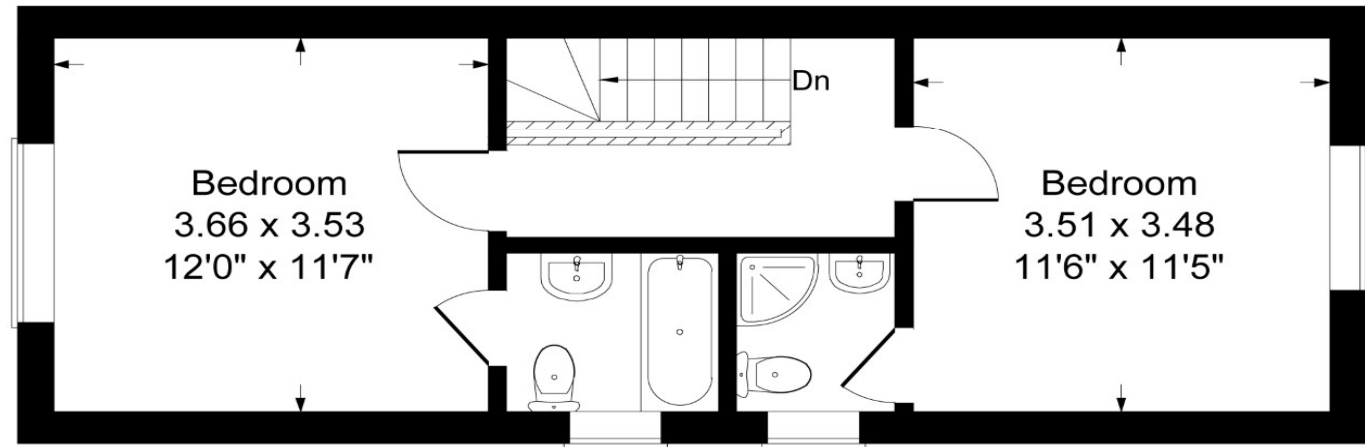
VIEWING

Strictly via the vendors agent W Humphries Ltd

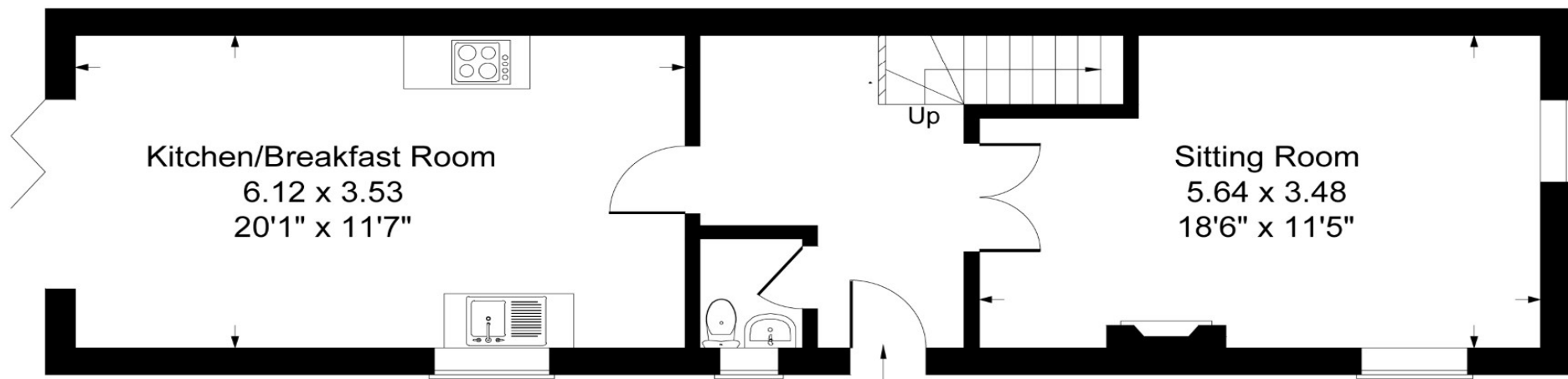


19 Lower Street

Approximate Gross Internal Area = 89.8 sq m / 967.3 sq ft
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2024.



First Floor



Ground Floor





SERVICES - Mains electricity, water & drainage. LPG fired central heating.

DIRECTIONS - From Aylesbury take the A41 towards Bicester and go through the village of Waddesdon. After a mile or so turn right signposted to Quanton. Follow this road over the railway bridge into Station Road. At the end of Station Road turn left at the T junction into Lower Street.



IMPORTANT NOTICE

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