



**22 Cautley Close, Quainton,
Buckinghamshire, HP22 4BN**

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

22 CAUTLEY CLOSE, QUANTON, BUCKINGHAMSHIRE, HP22 4BN

**EXTENDED WITH A CONTEMPORARY INTERIOR, A DETACHED FAMILY HOME
IN A QUIET CUL DE SAC THAT BOASTS A WONDERFUL OPEN PLAN COOKING,
DINING & LIVING AREA. POTENTIAL ANNEXE & USEFUL OUTDOOR
OFFICE/GYM/STUDIO**

**Hall, Sitting Room, Stunning Kitchen/Dining/Living Room, Utility Room, Shower Room,
Family Room, 4 Bedrooms (1 Ensuite), Bathroom. Driveway Parking for Numerous
Vehicles. Enclosed Rear Garden, Outdoor Eating Area (Clay Pizza Oven), Outbuilding.**

GUIDE PRICE £650,000 Freehold

DESCRIPTION

Cautley Close is a cul de sac off the main street in Quanton and number 22 has been extended and modernised by the current owners to now provide excellent family accommodation including a striking open plan living space.

At the entrance is a porch canopy and in the hall the quality oak laminated flooring continues through the principal reception room, utility room and shower room. The front sitting room is a comfortable size and has a fireplace housing an electric fire with a resin, stone effect, surround and black granite hearth. The kitchen, dining and living area is superb, overlooking the garden with bi-fold doors across the back. The kitchen itself is grey soft close hi gloss units and a central island all topped in white quartz surfaces and back stands, the island containing a one and a half bowl undercounter sink, integrated 'Bosch' dishwasher, waste bins, and a limed oak style breakfast bar. Also integrated are a fridge/freezer, 'Neff' induction hob that has a brushed chrome extractor hood above, and a 'Neff' pyrolytic double oven (grill and steam facility) and slide and hide doors. To the corner of the living area sits a cast iron

woodburning stove upon a lovely teardrop glass base. There is a utility room with a butlers sink, oak top, cupboards, plumbing for a washing a machine, and a rear door. The shower room is very contemporary and in the cubicle is a 'Triton' shower. Beyond is a further reception room and with some thought the creation of an annexe incorporating said reception room, shower room and utility room could be achieved.

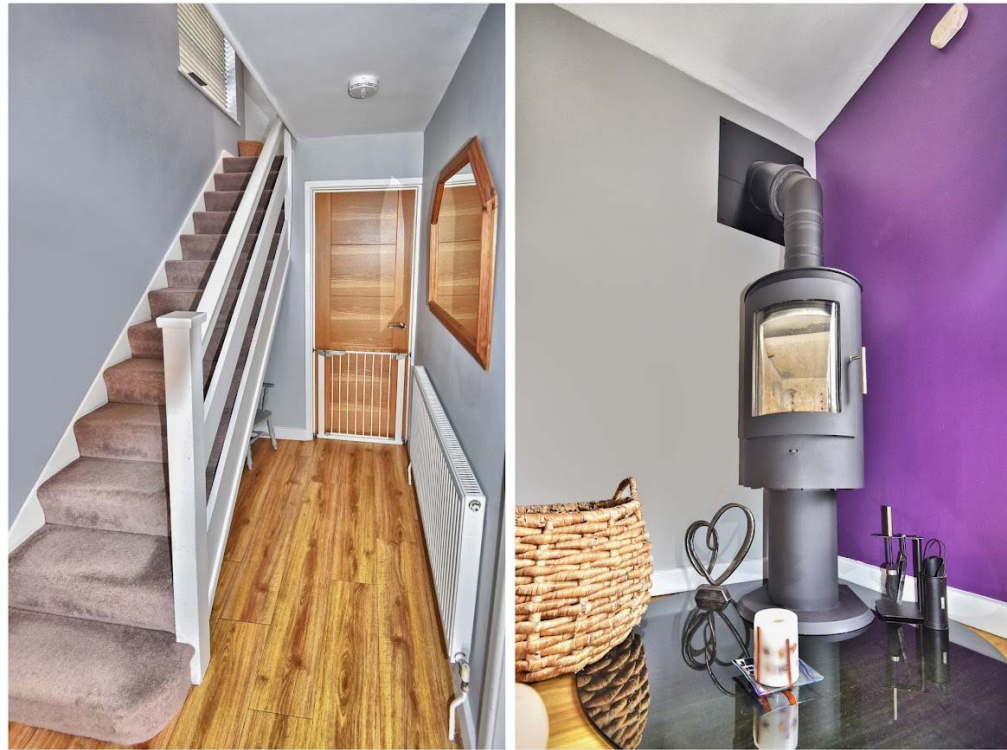
Upstairs are four bedrooms, three of them doubles, and the main bedroom of exceptionally good dimensions. The main bedroom is served by a luxurious ensuite with a freestanding bath and the remainder of the bedrooms by a large bathroom, and both the ensuite and bathroom have independent shower cubicles.

OUTSIDE

The driveway is block paved with grey tumbled concrete sets and parking is available for numerous vehicles.

The back garden has a patio and also a raised decked terrace around a well manicured lawn. Adjacent the patio beneath a wooden shelter is an authentic clay pizza oven.

Adjoining the 12ft timber shed is an insulated office/gym/studio with a wood laminate floor, pvcu double glazed window, power and lighting.



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 Quanton 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 (2023/24)

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.
Village Pre-School and Primary School at Quainton.
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 electricity, water & drainage. Oil 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 Quainton. Follow this road over the railway bridge into Station Road and at the end of Station Road turn left at the T junction. Cautley Close will be found a little way along on the left.



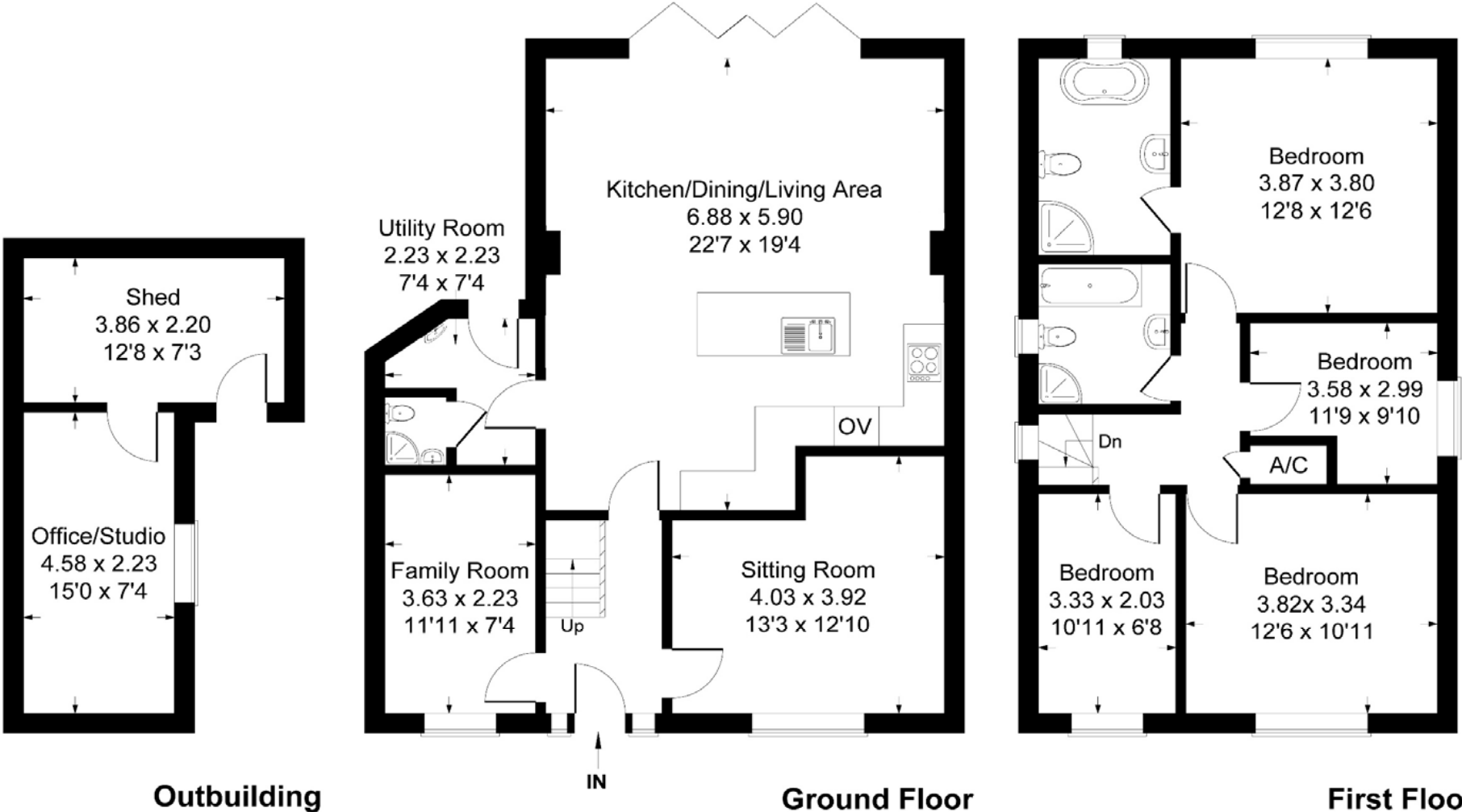
22 Cautley Close

Approximate Gross Internal Area = 131.64 sq m / 1416.96 sq ft

Outbuilding = 19.04 sq m / 204.94 sq ft

Total = 150.68 sq m / 1621.90 sq ft

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









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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.



GYM/
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