



20 Upper Street, Quainton,
Buckinghamshire, HP22 4AY

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

20 Upper Street, Quainton, Buckinghamshire, HP22 4AY

AN EXTENDED LATE 1940'S HOUSE IN A QUIET COUNTRY VILLAGE LOCATION PROVIDING VERY WELL PRESENTED AND SUBSTANTIAL FAMILY ACCOMMODATION INCORPORATING POTENTIAL GROUND FLOOR SELF CONTAINED ROOMS. GOOD SIZE GARDEN AND CONSIDERABLE PARKING. WADDES DON SCHOOL CATCHMENT

Entrance Porch, Sitting Room with Woodburner, Dining Room, Kitchen/Breakfast Room, Lobby, Family Room, Conservatory, Utility/Boot Room, Cloakroom, Main Bedroom with Ensuite Shower Room, Three further Double Bedrooms, Office/Bedroom 5, Family Bathroom, Loft Room, Gravelled Parking for 4/5 Vehicles & Caravan securely down side of house, Lovely Rear Garden & Stunning Views of Countryside and Windmill

GUIDE PRICE £595,000 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 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, 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, 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.

EDUCATION

Village Pre-School and Primary School at Quainton.
Preparatory schools at Ashfold, Swanbourne and Oxford.
Waddesdon Secondary School Catchment.
Public schools at Stowe, Berkhamsted and Oxford.
Grammar Schools at Aylesbury and Buckingham.

DESCRIPTION

Upper Street as the name suggests runs atop the pretty village of Quanton that sits beneath the hills. Number 20 nestles in the corner of a small cul de sac and was built in 1948 then greatly extended some 30 years ago. The elevations are of a yellow stock brick under a clay tile roof with upvc double glazed windows, the front having leaded light detailing.



At the entrance is a porch for coats and shoes, the oak floor in the porch continues through into the two principle reception rooms, first of which is the sitting room that has a deep window bay and woodburning stove with a wood surround and quarry tiled hearth. There is a spacious dining room that has storage cupboards and provides access to the remainder of the ground floor including the family room where there is a walk in recess. The family room offers potential for a self contained suite with a sectioned off kitchenette area.

The kitchen/breakfast room is beautifully fitted in bespoke soft close oak units and black granite style worktops including a central island and breakfast bar. There is an integrated dishwasher and remaining is a 'Cookmaster' range boasting 2 ovens/grill (fan and conventional), pan drawer, and a 7 burner gas hob, above

which is a contemporary extractor hood. The room has downlighting and tiled flooring which is maintained into the utility and cloakroom beyond, the former having cupboards, under counter space and plumbing for a washing machine and vent for a tumble dryer and an outside door. Although named as a utility room with its direct outside access it makes for an excellent boot room. The conservatory is double glazed and looks over the garden.

Upstairs is from the white oak staircase and on the landing is a loft hatch and another cupboard. The main bedroom has a nicely fitted ensuite shower room, bedroom two is an excellent size, bedroom three is a double with fitted storage and also an airing cupboard with an integrated radiator. Bedroom four is also a good sized double room. There is also a study on this floor and all are served by a family bathroom that has a white suite, the wash basin set is a counter with cupboards beneath and above the bath is a power shower and screen. At the end of the landing is a charming winding staircase up to a fabulous loft room suited as another office or study, the Velux window with a wonderful view to the windmill.



OUTSIDE

The front is grass, a block paved path leads up to the entrance and down to the side door. There is a gravel driveway which can accommodate 4/5 vehicles then double gates onto further gravelling for more cars or a caravan in a secure gated area. At the rear a slightly elevated paved seating area with brick retaining walls views the garden that is mostly lawned with a border of mature flowers, shrubs and small trees. In the middle is a circular stone patio and to the right a 10' x 6' timber shed, raised sleeper vegetable plot and decked terrace with an apron of blue slate chippings.



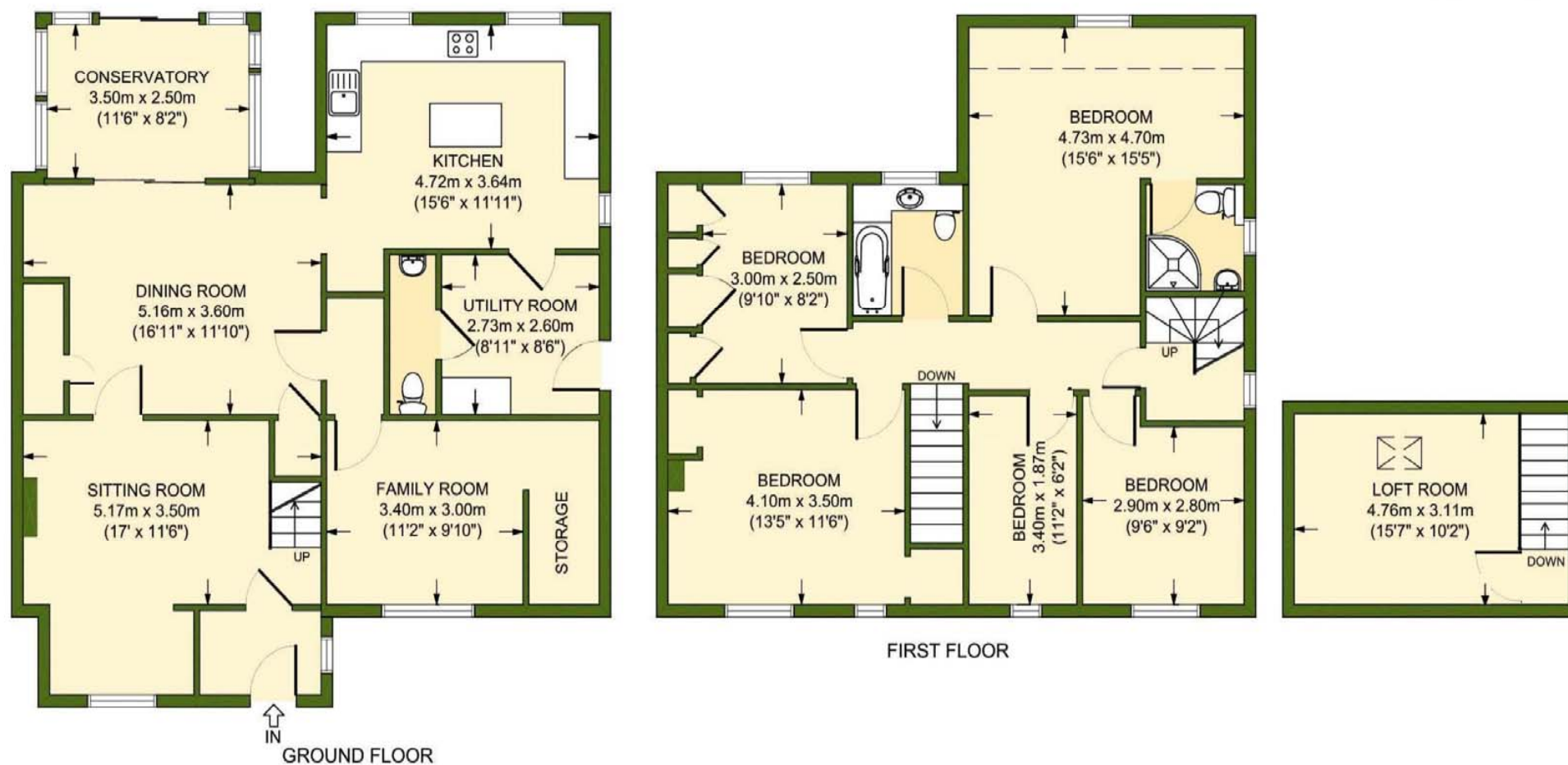
COUNCIL TAX – Band D £2,134.88 per annum

SERVICES -Mains water, drainage and electricity. Oil fired central heating. The electrics were upgraded in 2022.

VIEWING - Strictly via the vendors agent W Humphries Ltd

DIRECTIONS - From Aylesbury take the A41 towards Bicester through the village of Waddesdon and after a further mile or so turn right signposted to Quainton. Follow this road into the village and the T Junction then turn left and at the end of the village turn right into Upper Street.





APPROX. GROSS INTERNAL FLOOR AREA 191 SQ M / 2056 SQ FT
20 UPPER STREET, QUANTON

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.









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