



3 The Strand, Quainton,
Buckinghamshire, HP22 4AS

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

3 THE STRAND, QUANTON, BUCKINGHAMSHIRE, HP22 4AS

A STUNNING MID 1700's PERIOD COTTAGE JUST OFF THE PRETTY VILLAGE GREEN. A WEALTH OF CHARACTER, OUTSIDE OFFICES/STUDIOS, AND A BEAUTIFUL & PRIVATE MATURE 100FT GARDEN

Accommodation Littered with Exposed Timbers Comprising: Lobby, Sitting Room with Woodburning Stove, Inner Hall, Bathroom, Kitchen, Two Bedrooms, Large Garden. 2 Timber Outbuildings.

GUIDE PRICE £385,000

DESCRIPTION

3 The Strand is at the end of a small terrace of period cottages just around the corner from the picturesque village green and has rendered elevations with upvc double glazed windows under a slate roof. The interior is full of character with the original frame of the building visible in places and it is presented in good decorative condition throughout, the current owners having completed a mini refurbishment of the accommodation including a revamp of the reception room and kitchen, a new bathroom, the installation of cast iron radiators, a new electric consumer board, replacement side door, and the introduction of two great garden rooms, perfect for an office and studio or gym. Briefly the front door opens into the living room, this room is a charming area with Karndean luxury vinyl oak flooring, a ceiling beam, some exposed timbers, and a tall old brick fireplace that has been restored, in which sits a woodburning stove. Clever use of space has been applied to the understairs area with a shelved cupboard and sliding drawers. In the inner hall is a quarry tiled floor and a double glazed door to outside. The kitchen is attractively fitted with painted white units and solid wood worktops. Built in is a recently replaced oven and grill and then a halogen hob with an extractor hood that has a brushed chrome extractor hood

above. There is room for a fridge/freezer and plumbing for a washing machine. The floor is also quarry tiled and there is a dual aspect, the rear window having a very pleasant view across the garden. The refitted ground floor bathroom has a white suite with LED downlighting, above the bath is a power shower with a handheld attachment and an overhead rainfall shower. The wash basin rests on a treated cookie of tree trunk, a porcelain slate floor has been laid, and the velux window replaced. Upstairs the landing and both bedrooms enjoy lovely exposed timber work, the main bedroom a really good size, and the second bedroom with a built in bed.

OUTSIDE

To the side of the cottage is a walkway that leads round to the back garden which is a real feature of the property and extends to around 100ft. There is a patio then retaining stone walls and steps up to the lawn which contains a superb eucalyptus tree halfway up and is bordered by mature shrubs and flowers. Near the patio is a store/loggia.

An excellent addition by the current owners are the two timber outbuildings at the end of the garden, one fully insulated and the other with the roof and floor insulated. Their dimensions are 4.5 metres x 2.5 metres and 3.5 metres x 2.5 metres and each has double glazed windows, mains power, and their own consumer unit. They make perfect offices or studios and in between them is flagstone paving.

AGENTS NOTES: The vendors have had remedial damp treatment carried out in the ground floor that carries a 30 year warranty.

NB: There is a right of way across the rear from the neighbouring property.



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, 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

Preparatory schools at Ashfold, Swanbourne and Oxford. Village Pre-School and Primary School at Quinton. Waddesdon Secondary School. Public schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham.

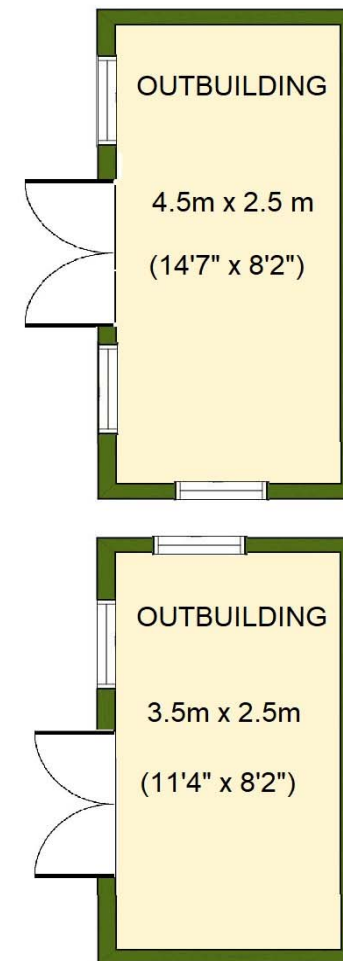
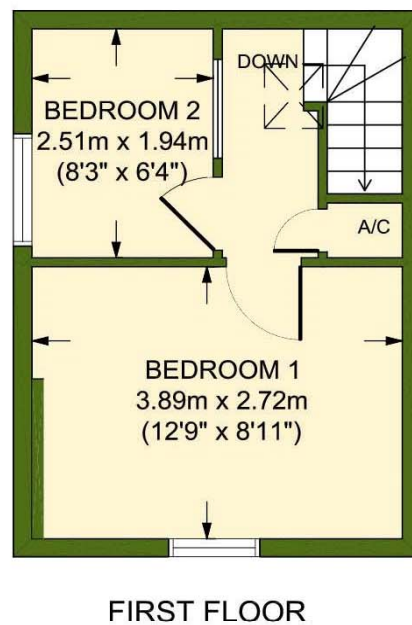
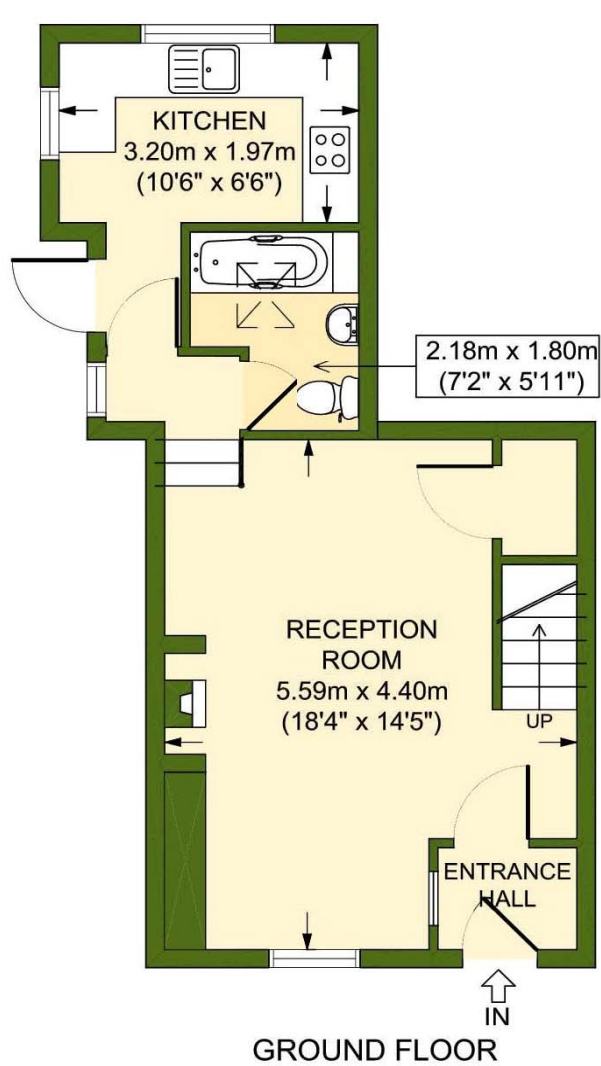
COUNCIL TAX BAND - Band C £1,897.68 per annum 2023/4

SERVICES – Mains electricity (new fuse board in 2024), water and drainage. Oil fired central heating

VIEWING – Strictly via the vendors agent

DIRECTIONS – From Aylesbury take the A41 towards Bicester and through the village of Waddesdon. Turn right a mile or so out of Waddesdon and at the traffic lights turn right towards Quinton. Continue on this road into the village and at the T junction turn right. 3 The Strand is on the left hand side immediately after the village green.





APPROX. GROSS INTERNAL FLOOR AREA 58 SQ M / 624 SQ FT
OUTBUILDINGS APPROX. 20 SQ M / 215 SQ FT

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.





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.

