



**10 The Green, Quanton,  
Buckinghamshire, HP22 4AR**

**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

**10 THE GREEN, QUANTON, BUCKINGHAMSHIRE, HP22 4AR**

**PICTURESQUE COTTAGE, PICTURESQUE SETTING. A STUNNING 17<sup>TH</sup> CENTURY GRADE II LISTED PROPERTY NESTLED ON THE FRINGE OF QUANTONS VILLAGE GREEN**

**Lobby, Sitting Room with Inglenook Fireplace, Gorgeous Dining Area & Kitchen, Bathroom, Bedroom 3/Study, Cellar, Bathroom, 2 Bedrooms. 110ft Tree Studded Garden. Utility/Laundry Room. SIPS Outbuilding (Office/Studio/Gym)**

**GUIDE PRICE £515,000 Freehold**

**HISTORICAL NOTES**

9 & 10 The Green are once described as a 'farmhouse and homestead' but in a deed referring back to the early 1800's they are called 'cottages'. Formerly three dwellings the building was reconfigured to be two cottages in the twentieth century and the three cottages were recorded as being sold to a Railway Plate Layer in 1925 for the sum of £180.00.

The listing states number 10 dating from the seventeenth century with alterations in the early eighteenth century, a timber frame building with brick infill and a stone plinth.

**DESCRIPTION**

The village green is overseen by the wonderful 1830 windmill and still hosts a 14<sup>th</sup> century preaching cross with The George & Dragon inn and a very popular café midway down the edge. Number 10 sits near the top looking out onto the green and is a typical quintessential 'chocolate box' country cottage full of exposed beams, brickwork and general character, complimented by latch and brace doors and cast iron radiators.

The interior is slightly surprising though, a really clever coming together of modern décor and period charm and outside it boasts a 100ft garden with an excellent office/studio/gym at the bottom.

At the entrance is a lobby for coats and boots and that leads into the sitting room which enjoys an outlook across the green and is dominated by a working inglenook fireplace with a canopy. In the corner is the twisting staircase and ahead opens to a beautiful room with vaulted ceilings that has the dining area one end and kitchen the other with double doors onto the terrace between the two. The dining area is equipped with a built-in bench seat which features a strip light in the top panel. The kitchen comprises dark painted units and stylish polished concrete surfaces incorporating a butlers sink. The dishwasher is integrated, space for a fridge/freezer is provided, and remaining is an 'Everhot' electric cooking range that sports 2 induction hobs, a hotplate and simmer plate, and 2 ovens. Handsome touches to the room are the wide floorboards and mirrored wall behind the range.

Off the sitting room is an inner hall where the study or third bedroom are located, the latter having a bay window and adorning one side a selection of



fitted office furniture including a desk and open shelf cabinet, the desk and cabinet alcoves lit by downlights. There is a sumptuous bathroom that has a separate cubicle with a rainfall overhead shower, a basin and vanity unit, wc, and a freestanding bath and taps. The room is finished in tiled flooring and a glazed wall highlighting the original brickwork. A hatch in the floor takes you to a small cellar where the boiler is located.

A charming stairwell with a sharp dogleg and an array of timbers on display precedes the landing where there are old elm floorboards and a row of useful cupboards beneath a wooden countertop. The largest bedroom is an excellent size with a closet and a good selection of wardrobes, and bedroom two can take a double bed.

#### OUTSIDE

The other side of the picket fence consists of rose bushes, a patch of grass, and a gravel path up to the front door.

At the rear is a big flagstone patio half encased by L-shaped sleeper seating. The block built shed has been converted into a laundry/utility room and there is power, lighting, shelves, and space for both a tumble dryer and washing machine (plumbing and waste in situ). Attached to the building is a loggia.



In total the garden stretches to over 100ft in length, mostly lawn that it dotted with delightful mature trees, a decked terrace beneath one such tree. Paving is in front of the garden room and the garden room is a really great addition to the property, a SIPS panel structure, 12'6" x 9'2", of galvanised steel cladding, insulated, with mains power and an internet connection. Having a very pleasant view through its bi-fold doors down to the attractive gable ends of the cottage this building lends itself to either an office, studio, or gym.

Towards the back of the garden you catch a glimpse of Lodge Hill in the distance, where the Rothschild mansion Waddesdon Manor is sited.

**COUNCIL TAX** – Band E £2,609.31 per annum

**SERVICES** - Mains Water, Drainage & Electricity.

**VIEWING** - Strictly by appointment through the vendors agents W Humphries Ltd





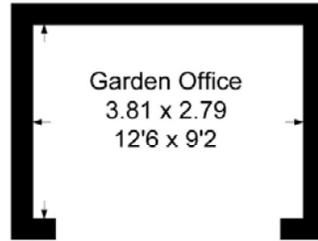
## 10 The Green

Approximate Gross Internal Area = 96.39 sq m / 1037.53 sq ft

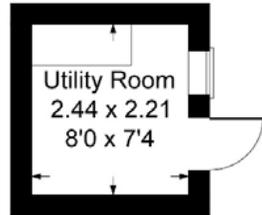
Outbuildings = 16.02 sq m / 172.43 sq ft

Total = 112.41 sq m / 1209.96 sq ft

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



**Outbuilding 2**



**Outbuilding 1**





## 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 14<sup>th</sup> century church which is exceptionally rich in large late 17<sup>th</sup> and 18<sup>th</sup> 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.

## DIRECTIONS

From Aylesbury take the A41 towards Bicester and after passing through Fleet Marston at the roundabout take the last exit to Whitchurch. Stay on this road and when you reach the crossroads turn left to Quinton. As you enter the village the Green is on the right.





#### 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.
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### UTILITY/LAUNDRY ROOM



### GARDEN ROOM

