



**Wightwick, Station Road, Quanton,
Buckinghamshire, HP22 4BX**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

WIGHTWICK, STATION ROAD, QUANTON, BUCKINGHAMSHIRE, HP22 4BX

A THOUGHTFULLY DESIGNED AND SPACIOUS HIGH SPECIFICATION NEWLY BUILT HOUSE ON THE EDGE OF QUANTON AND WITHIN THE SOUGHT-AFTER CATCHMENT FOR WADDESDON SCHOOL AND THE GRAMMAR SCHOOLS. CONVENIENT LINKS TO LONDON, OXFORD AND MILTON KEYNES

Hallway, Cloakroom, Family Room, Beautiful Open Design Kitchen/Dining & Living Space, Utility Room, 5 Bedrooms over Two Floors (3 Ensuite), Family Bathroom. Garage. Gravelled Driveway & Substantial Parking. Large Patio and Turfed Garden. Solar Panels with Battery Storage

FOR SALE FREEHOLD

DESCRIPTION

In the entrance hall is the beginning of the limestone flooring which continues through to almost all the remainder of the downstairs. Off to the right is a family room with a wood floor, then to the left a cloakroom and a door to the garage. The dogleg staircase winds up to the first floor and there is a utility room with a stainless steel sink, cupboards, and a work surface. At the rear of the house is the magnificent open plan kitchen, dining and living area. The kitchen is by Mereway and their top end 'signature' hand crafted and hand painted collection. The cabinets are a mix of indigo blue and meadow grey colours and incorporate a corner carousel, pull out wicker basket drawers, larder and drawer cupboards, concealed waste bins, and a La Someliere wine fridge. The sink is by the 1810 company, undermounted with a copper finish. The appliances are Siemens iQ range and comprise a dishwasher, ovens, fridge/freezer, and Siemens Studioline induction hob, the hob the zone cooking model with a glass air ventilation system. Within the island is ample storage

and a Clearwater bar/prep sink, and at one end of the island is an oak breakfast bar. The counters are Calcutta quartz. The dining area ceiling is part vaulted and then the living rooms fully vaulted with electrically powered velux windows, central power points in the floor, and two double doors onto the terrace that are situated either side of a Cotswold stone chimney stack, the backdrop for a 'Misfires' tall, ovale 5kw woodburning stove. Uplighting is set into the marble hearth.

The oak staircase, landing, and bedrooms are carpeted, as is the second floor staircase and bedroom. There are four bedrooms on the first floor and a family bathroom. Both the guest and principal bedrooms have beautifully fitted ensuite shower rooms, the corridor into the principal bedroom equipped with an extensive built in range of shoe storage including tall compartments for boots. The guest and main bedroom have wardrobes, the latter walk in size with sliding pocket doors and an automatic light. The upper floor bedroom is also served by its own equally high standard ensuite shower room.



OUTSIDE

The front boundary is granite sets, post and rail fence, and a freshly planted laurel hedge with a five bar gate opening to a gravelled driveway providing parking for a number of vehicles.

The garage has an electrically operated roller shutter door that benefits from a stop sensor and there is an EV car charging point. The garden is turfed and has a prolific apple tree in the corner and a large Egyptian charcoal limestone patio wraps around the rear. Up and down lighting is supplied around the exterior of property.

AGENTS NOTE:

It should be mentioned that 6 x 500 watt solar panels have been installed. They have a 3kw hybrid converter with wifi and a 5.8kw triple power master battery. All fully connected to the fuse box.

In laymans terms the above system allows any energy generated to be stored and used when necessary, and mains electricity can be drawn at cheap tariff times to also use when necessary.



SPECIFICATIONS

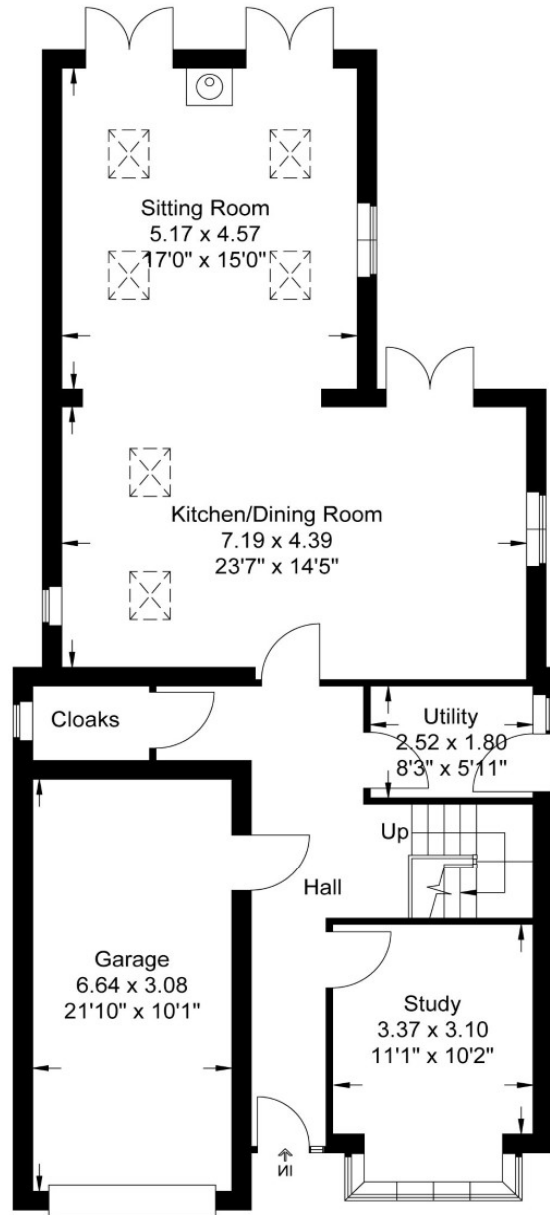
- Ground floor underfloor heating, first floor radiators. Oil fired
- Dense solid oak cottage style doors
- Smoked oak engineered wood and brushed, honed and tumbled 20mm Avalon limestone floors.
- 100% wool berber carpeting
- Luxury kitchen with iQ Siemens appliances
- Water softener
- Pressurised water system with 400 litre commercial tank which comfortably powers all the showers
- Electrically operated Velux windows with rain sensors
- 900mm x 600mm sealed charcoal limestone terraces and paths

Wightwick, 159 Station Road, Quanton

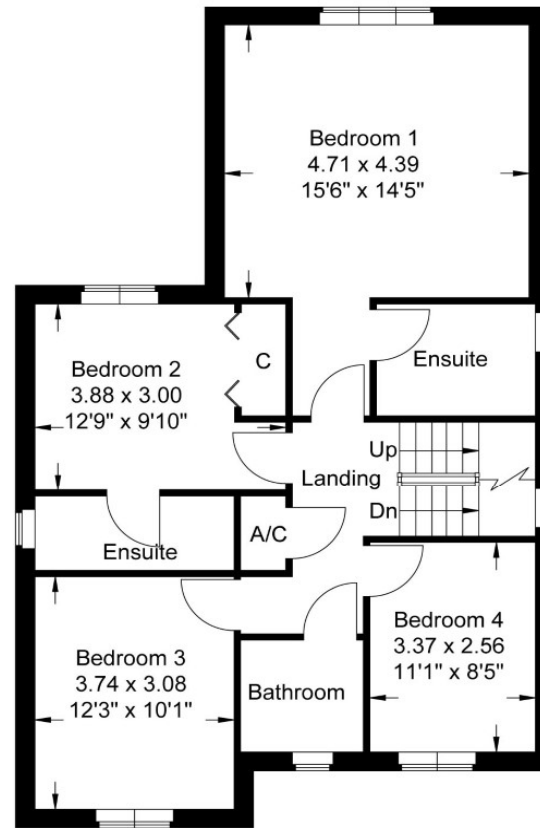
Approximate Gross Internal Area = 209.22 sq m / 2252.02 sq ft
(Excluding Garage & Loft Access)

Garage Area = 20.45 sq m / 221.19 sq ft

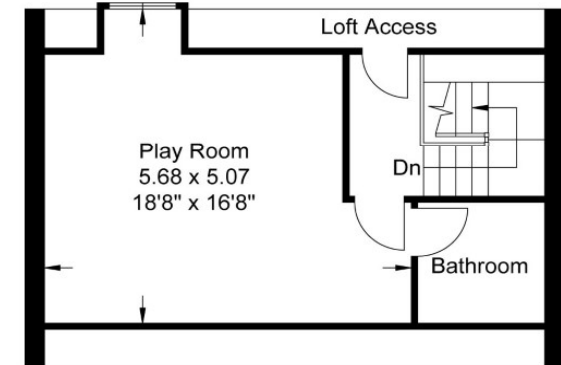
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



First Floor



Second Floor



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! 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, 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.

EDUCATION

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

SERVICES - Mains water, electricity and drainage. Oil fired central heating.

VIEWING - Strictly via the vendors agent.







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.

