



21 North End Road, Quainton,
Buckinghamshire, HP22 4BD

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

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A HENS TOOTH. A FIRST FLOOR FLAT IN THIS POPULAR VILLAGE WITH A GARDEN. ALL WELL PRESENTED AND READY FOR OCCUPATION. NO UPPER CHAIN.

Porch, Lobby, Hall, Kitchen, Sitting Room, Double Bedroom, Bathroom. Garden. Storage Shed.

Guide Price £200,000 Leasehold (approx. 108 years remaining)

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.

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.

COUNCIL TAX BAND

Band A £1,423.25 per annum 2023/24

DESCRIPTION

The entrance is beneath a long covered porch where there is a good size brick built shed. A double glazed pvcu door opens into a lobby and stairs then lead up to the accommodation, a window being on the half landing which has a pleasant view.

Off the hall is a deep cupboard and doors to all the rooms. The kitchen is fitted in cream shaker style soft close units and within the grey granite effect worktops is a one and a half bowl stainless steel sink and a 4 ring electric hob with an electric oven below and above a brushed chrome extractor hood. The fridge/freezer is integrated and space is provided for a washing machine (plumbing in situ). Akin to the landing the view from the kitchen window looks out to fields and farmland.

At the front are the sitting room and bedroom, each great dimensions and quite spacious. The bathroom is attractively furnished by a white suite, the sink set into a counter top with a vanity cupboard underneath, and the bath has a shower screen and a mixer tap with a shower attachment. Much of the walls are adorned with porcelain tiles.

A loft hatch in the hall accesses the loft area which has excellent storage and is part boarded with lighting.

OUTSIDE

A concrete path takes you to the side door and porch and the path continues along to the rear.

The garden is open at present but the latter half of the lawn belongs solely to the flat and could be made private with the addition of some fencing. The end boundary is mature hedge and after that is countryside.

AGENTS NOTE: The leaseholder is the Aylesbury Vale Housing Trust. The lease commenced on 29th January 2007 with a term of 125 years. The vendor informs us that approx. £250.00 per annum is paid for ground rent and insurance.

SERVICES

Mains water, drainage and electricity. The property has LPG central heating.

VIEWING - Strictly via the vendors agent W Humphries Ltd

DIRECTIONS

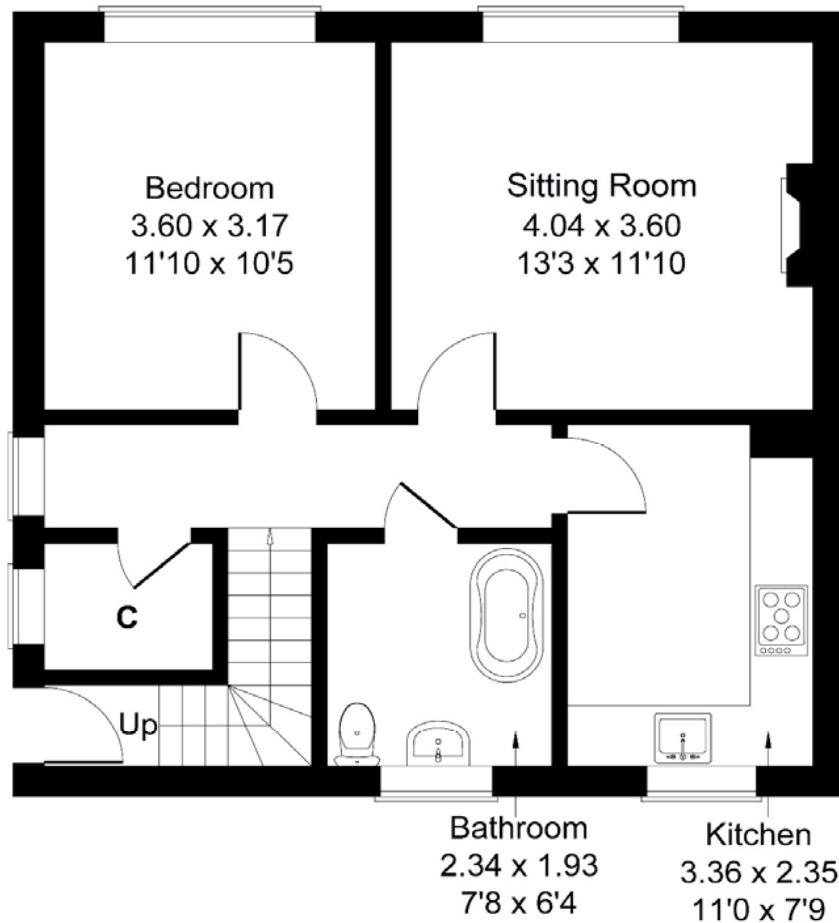
From Aylesbury take the A41 towards Bicester through Waddesdon. After a mile turn right signposted to Quanton and follow this road into the village. Turn left, and at the end of the village turn right into North End Road.

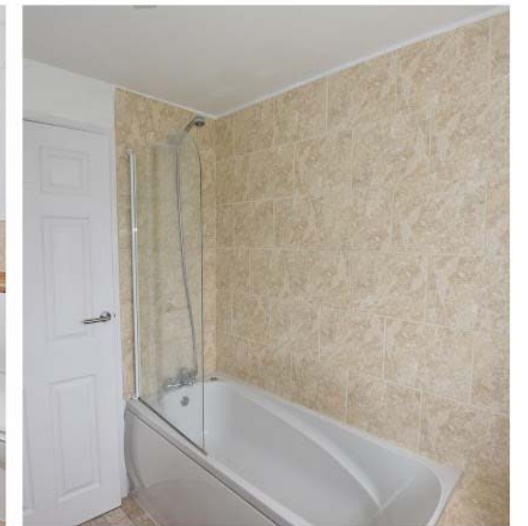


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Approximate Gross Internal Area = 52.33 sq m / 563.27 sq ft

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





IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

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- 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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- 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.

