



The Hollies, 3 The Green, Quainton,
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

THE HOLLIES, 3 THE GREEN, QUANTON, BUCKINGHAMSHIRE, HP22 4AR

A GRADE II LISTED 17TH CENTURY HOUSE FOR RESTORATION IN A BEAUTIFUL LOCATION OVERLOOKING THE STUNNING QUANTON VILLAGE GREEN. THE HOUSE HAS ACCESS ACROSS THE GREEN TO ITS OWN DRIVEWAY AND PARKING. LARGE 150FT GARDENS AND RANGE OF OUTBUILDINGS.

Kitchen, Large Cloakroom, Utility Room, 2 Reception Rooms, 2 First Floor Bedrooms & Bathrooms, 2 Attic Rooms (Restricted Access). Big Plot. Barn, Garage & Covered Store.

OFFERS IN EXCESS OF £375,000 Freehold - CASH BUYERS ONLY

DESCRIPTION

The Hollies occupies an enviable position at the bottom of the idyllic Quanton village green and very unusually has a vehicular access across the green to its own driveway and parking, something highly prized in such a picturesque location.

The property is listed grade II and requires modernisation although a plus side to that is the house has not been stripped of its character and features and provides the opportunity for someone to carry out a wonderful restoration of the accommodation, some of the door treads are worn down from hundreds of years of use. The Hollies also enjoys a range of outbuildings and approximately a 150ft long rear garden which is a superb mature plot also ripe for landscaping. The dwelling dates from the 1600's and was altered in the late 1800's when bay sash windows were introduced to the front elevation with a tile roof being added probably in the 20th century.

At the entrance the door opens into a lobby that has a stone floor and to the right is what would be a dining room or family room maybe that contains a relatively modern brick fireplace. Left of the lobby is the sitting room sporting very much the original and wonderful inglenook fireplace and both the reception rooms have bay windows with seating where in days gone by I'm sure the residents would have watched the world and people go by about their business. The kitchen floor

is quarry tiles and there is a butlers sink and a few cupboards. The old white enamel Rayburn remains and in the corner is a large walk in pantry. Off the side is a hall and from there a generous cloakroom and then a utility room. The staircase curves up to the first floor and two bedrooms and a bathroom, the main bedroom retains the cast iron fireplace and in between the bedrooms is a spacious alcove which could be used to create a dressing area or ensuite. The second floor stairs are on the landing and they serve two attic room, each have windows in the gable ends.

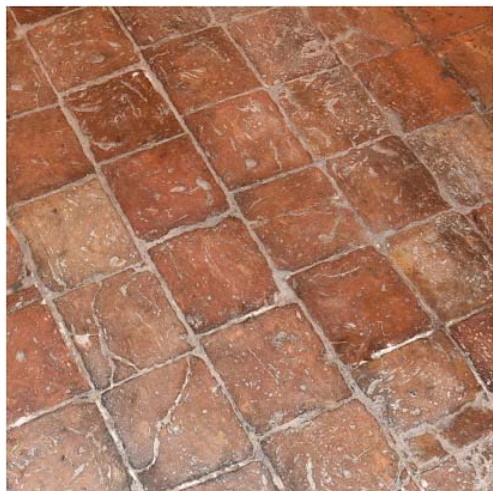
OUTSIDE

Attached to the utility and cloakroom are a range of timber outbuildings with slate roofs comprising a barn, garage, and an open store as indicated on the floor plan. The barn and garage have brick and cobble floors and mains power and lighting and adjacent the open store lies a small brick shed. A few yards beyond is a lean to greenhouse.

It is an excellent plot with a path through the middle of lawn, grass, mature shrubs and trees with a vegetable patch towards the back and on the boundary two brick pig styes and a considerable corrugated tin storage building.

The garden is about 40ft wide and extends to circa. 150ft in depth.

A rarity for the green The Hollies has access across a track into its own driveway and parking for a few cars. At the front of the house is a dwarf stone wall with a hand gate and a bit of garden space.



COUNCIL TAX – Band F £3,083.70 per annum

SERVICES - Mains Water, Drainage & Electricity.

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

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

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



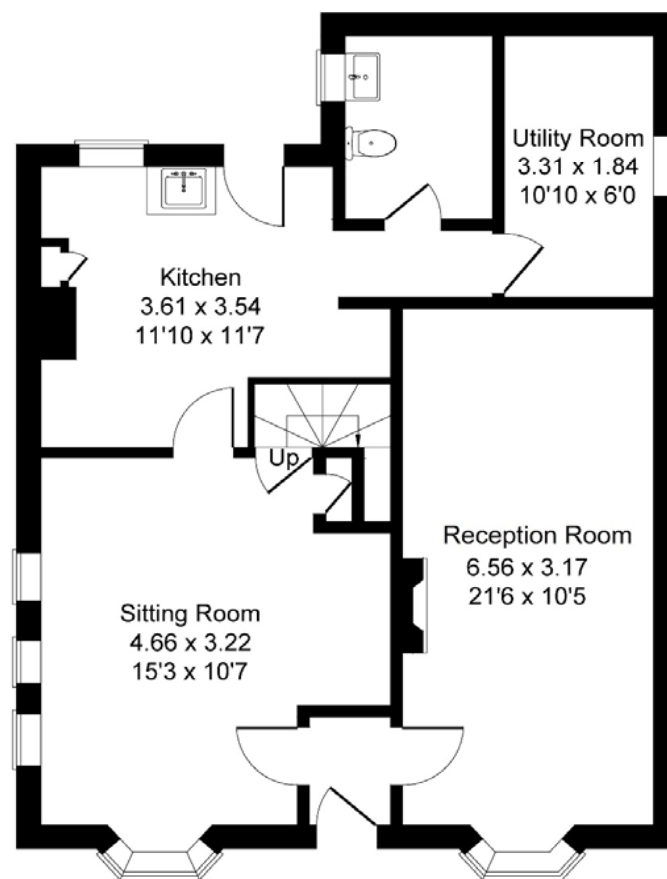
3 The Green

Approximate House Gross Internal Area = 136.55 sq m / 1469.81sq ft

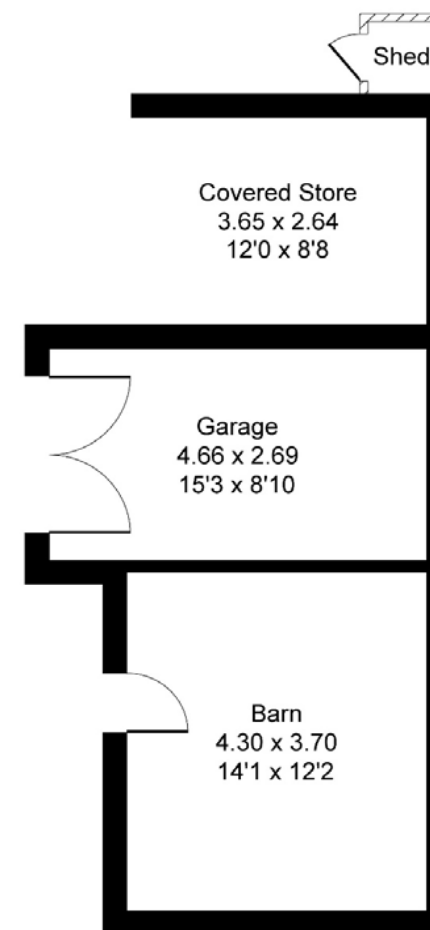
Outbuilding = 29.00 sq m / 312.15 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
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THE OUTBUILDINGS ADJOIN THE
UTILITY ROOM AND CLOAKROOM



Ground Floor

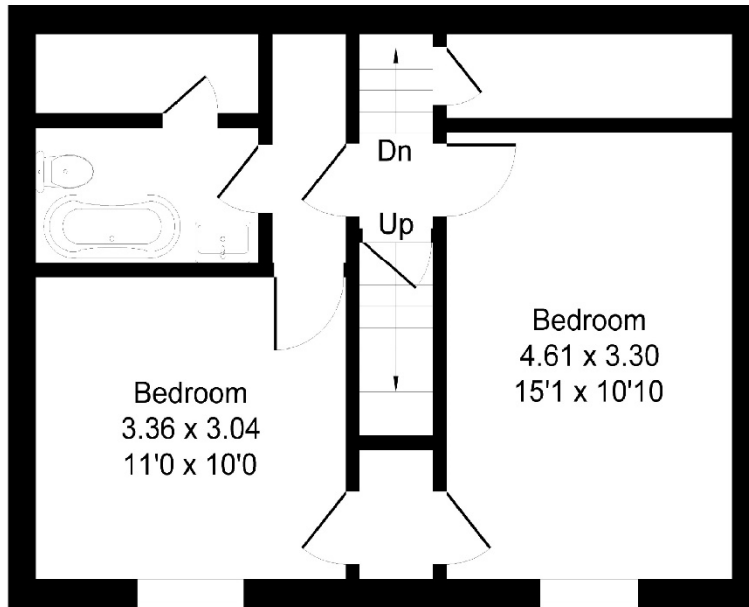


Outbuilding

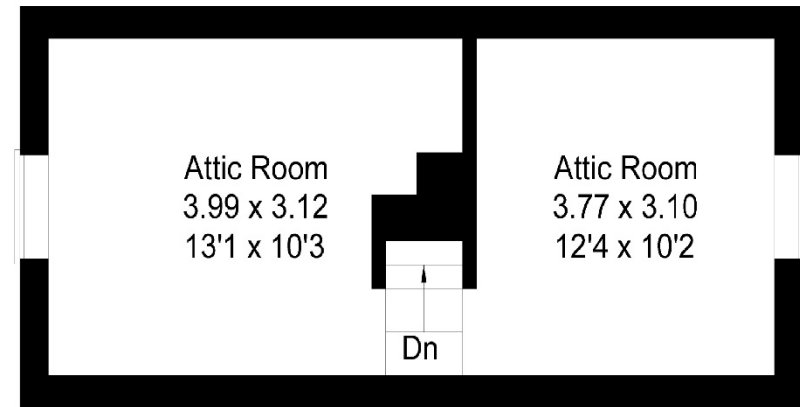
3 The Green

Approximate Gross Internal Area = 66.11 sq m / 711.60 sq ft

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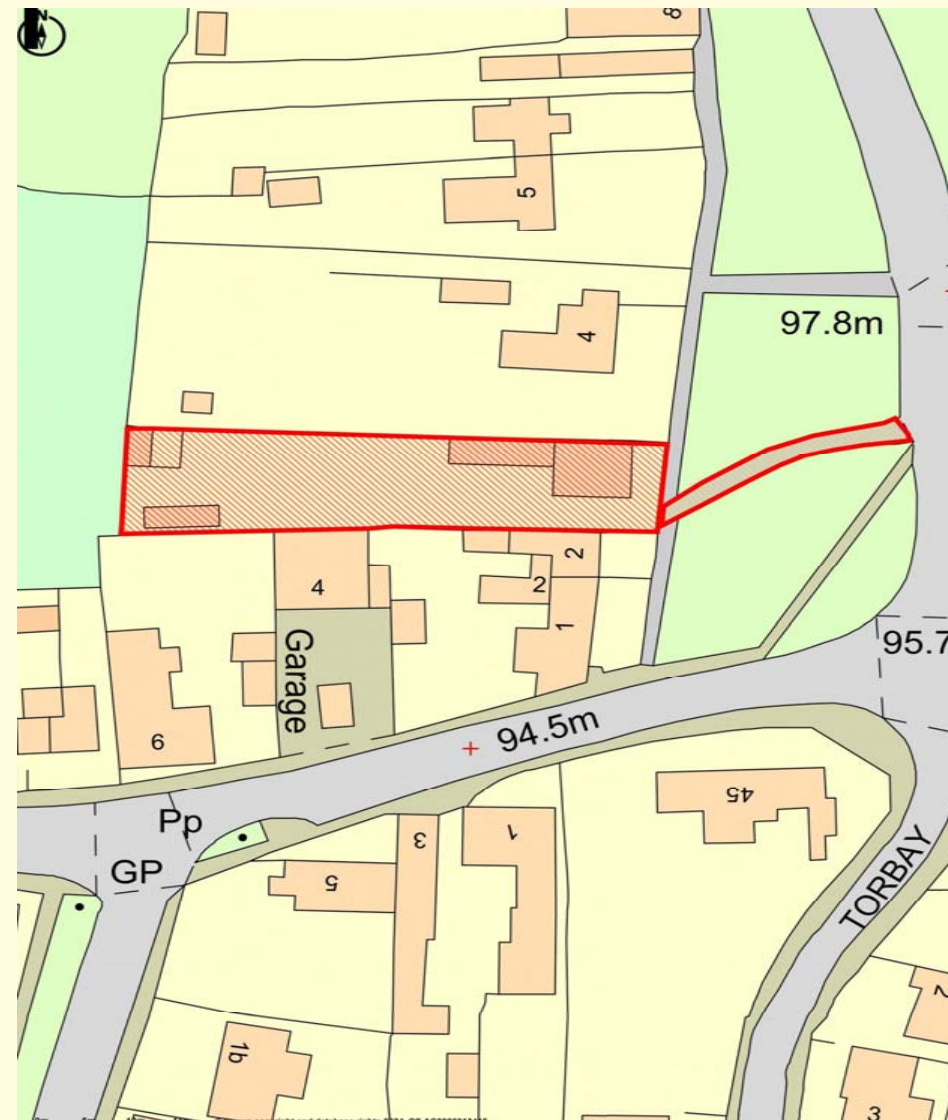


First Floor



Second Floor





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- 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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- 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.

