



89 Station Road, Quainton,
Buckinghamshire, HP22 4BX

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 4 miles (Marylebone 55 mins.), Buckingham 10 miles, M40 8 miles, Leighton Buzzard 10 miles (Euston 36 mins.). (Distances approx.)

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**DATING FROM 1888, A WONDERFUL PERIOD HOUSE REFURBISHED AND BEAUTIFULLY PRESENTED.
OWN DRIVEWAY AND PARKING AND 100FT GARDEN BACKING ONTO PADDOCKLAND
Sitting/Dining Room, Kitchen, Bathroom, 2 Bedrooms, Cloakroom. Large Garden with Foundation for
Garage/Workshop.**

GUIDE PRICE £325,000 Freehold

DESCRIPTION

89 Station Road has been comprehensively modernised by the current owners who have had the property rewired and installed a new central heating system. The original ground floor of the house has been treated for damp and a new bay window fitted as well as a new staircase. The Victorian character of the building remains though, and indeed is now enhanced.

You enter via a composite double glazed door with patterned glass panels into the sitting and dining room, now one open plan space, the staircase opposite the entrance. A cast iron woodburning stove sits in the fireplace upon a slate hearth and there is a timber mantelpiece. The front aspect is the aforementioned bay window and the dining room has a side aspect. The fireplace remains in the dining area but the chimney has been boarded up, it could be simply reinstated if so desired. The kitchen has mid grey colour soft close cupboards and drawers complimented by black granite effect worktops and backstands. The oven and ceramic hob are integrated and above the hob is a black extractor hood. Spaces are available for a dishwasher and washing machine (plumbing in situ) and being an L shaped room there is plenty of space for a fridge/freezer. At the end of the kitchen is an outside door. In the bathroom is a contemporary white suite of wc and wash basin that has a vanity unit below and a countertop. Over the short kidney bath are hand held and rainfall showers and there is a shower screen. Both the kitchen and bathroom have wood laminate flooring and LED downlighting. Upstairs on the landing is the loft access, the loft mostly boarded with a ladder and a light. The front bedroom is a good double and has recesses for wardrobes and bedroom two is a great single/small double, the latter bedroom boasting a

lovely view. A cloakroom serves the bedrooms comprising a wc and wash basin, and as per the bathroom it has wood laminate flooring and a vanity unit and countertop.

OUTSIDE

Behind a hedge and hand gate is a path to the front door between slate chippings. The driveway runs down the side and then to a large patch of hardstanding and parking. A concrete slab surrounded by slate chippings has been created suitable for a garage or workshop and then is the lawn. Flowers, shrubs and trees adorn the borders and beds of the lawn and because it abuts neighbouring paddocks you benefit from a wonderful rural outlook.

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, 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.

COUNCIL TAX - Band C £1,990.30 per annum (2024/2025)

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.

VIEWING

Strictly through the vendors agent W. Humphries at Waddesdon 01296 658270

SERVICES

Mains water, drainage, electricity. Oil fired central heating.

DIRECTIONS

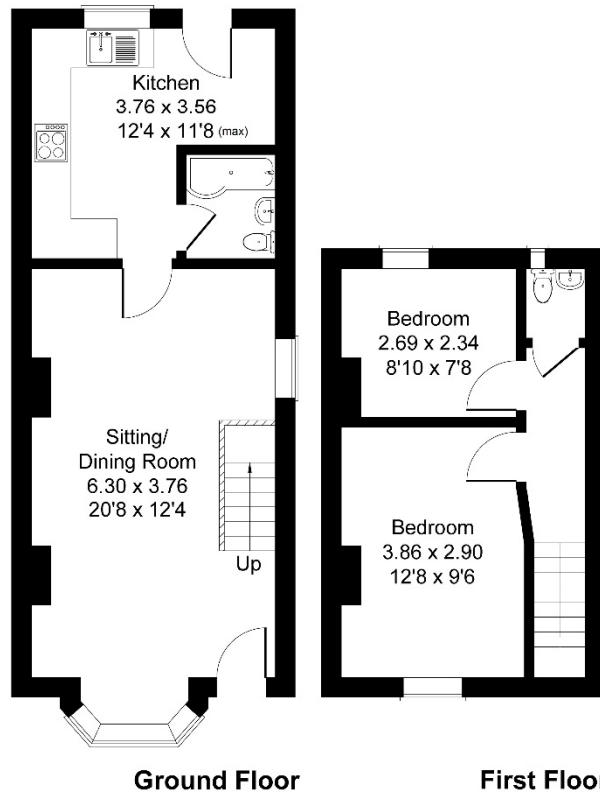
From Aylesbury take the A41 towards Bicester. Go through Waddesdon and shortly after, turn right signposted to Quainton. Follow this road into Station Road.



89 Station Road

Approximate Gross Internal Area = 62.37 sq m / 671.38 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.







IMPORTANT NOTICE

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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.

