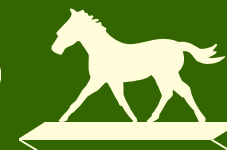




25 Quainton Road, Waddesdon,
Buckinghamshire, HP18 0LN

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins), Thame 9 miles (Distances approx.)

25 QUANTON ROAD, WADDESDON, BUCKINGHAMSHIRE, HP18 0LN

A BEAUTIFUL AND CHARACTERFUL 3 BEDROOM COTTAGE WITH AN EXCELLENT GARDEN, OFF ROAD PARKING AND A CONVERTED OUTBUILDING PROVIDING A VARIETY OF USES INCLUDING AN OFFICE, GYM, GUEST SUITE OR STUDIO.

2 Reception Rooms with Open Fireplaces (1 with Woodburning Stove, Kitchen, Cloakroom/Utility Room, 3 Double Bedrooms, Bathroom. Generous Gardens. Outbuilding. Gravelled Off Street Parking

GUIDE PRICE £475,000 Freehold

DESCRIPTION

The row of cottages were built in 1890 by the Rothschild Estate and number 25 was formerly two individual dwellings that have been merged into one. In the recent past (2017 & 2019) planning permission was granted to extend the property, both on the ground floor and also a two storey extension alongside the conversion of the outbuilding into accommodation. The owners have implemented the conversion of the outbuilding rendering the two storey extension current.

The owners have also made significant improvements to the property and given the interior a more contemporary feel whilst retaining the character, some of the features include 'Roseview' double glazed wood effect pvcu windows with sashes to the front elevation, cast iron panel radiators, latched and braced doors, the installation of a new kitchen and replacing the central heating boiler this year. The outbuilding is named under the consent as 'a habitable room' and offers a multitude of uses, amongst others a studio, gym, den or guest room.

The entrance is into the dining room which has wide oak floor boards and a working fireplace with a decorative antique range sitting on the quarry tiled hearth. There is a long galley style kitchen with grey soft close units and black granite work surfaces, the latter incorporating a butlers sink. Integrated are a

fridge, a freezer and a dishwasher and remaining a 'Smeg' stainless steel cooking range with 5 gas burners and main and side ovens. Above the hob is an extraction hood. There are more floorboards, a paint washed brick wall, downlighting and a stable door to outside, and beneath the staircase in the corner are understairs cupboards. A good size cloakroom/utility room is adjacent, floorboards again, another butlers sink, more cupboards, shelving and space for a washing machine and tumble dryer (stacked). The sitting room as with the rest of the ground floor has floorboards and there is a fireplace that has a cast iron woodburning stove upon a raised stone hearth. Either side of the chimney breast are lovely built in cabinets.

Upstairs all three bedrooms are doubles, one with floorboards, another with triple wardrobes and the last being an L shape and great for a kids room or office. There is a very smartly fitted bathroom, the white suite comprising a wc, wash basin atop a vanity unit and panelled bath that offers a hand held and overhead shower.

OUTSIDE

To the front is a hedge and picket fence with a gated access down the side. Parking is provided for 2 vehicles by way of a gravel drive.

At the back of the cottage is a lovely garden with a large Indian sandstone flagstone patio and then a lawn with a further seating area at the bottom shaded by a pergola. To the edge are planted flower, shrub and vegetable beds retained by sleepers and a few trees are dotted around the lawn. For storage there is a 10ft x 8ft wooden shed.

THE OUTBUILDING

Block and brick construction clad in larch under a slate roof. Fully insulated with electric, plumbing and drainage connected, underfloor heating and laminate flooring. It has double glazed double doors to the front and a double glazed window.

There is a lovely light and bright main space with cupboards that have an opening into a shower room equipped with a wc, an oval wash basin on a bespoke marble topped stand and a tiled shower cubicle served by an electric hand held and overhead shower. As mentioned previously this building could be utilised for many purposes, it really is a charming addition to the cottage.



SERVICES

Mains Electricity, Gas (boiler replaced in 2025), Drainage and Water.



COUNCIL TAX – Band D £2,348.90 2024/25

PLANNING HISTORY

Below are planning consents obtained over the years for extending the accommodation, the references relating the applications which can be viewed in the planning section of Aylesbury Vale District Council website.

2019 – Planning consent granted for a ground floor extension, reference 19/01206/APP

2017 – Planning consent granted for a 2 storey rear extension and conversion of outbuilding to form a habitable room. Reference 17/04005/APP

VIEWING

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

DIRECTIONS

From Aylesbury take the A41 towards Bicester into Waddesdon. Turn right immediately prior to the pedestrian crossing into Quanton Road.



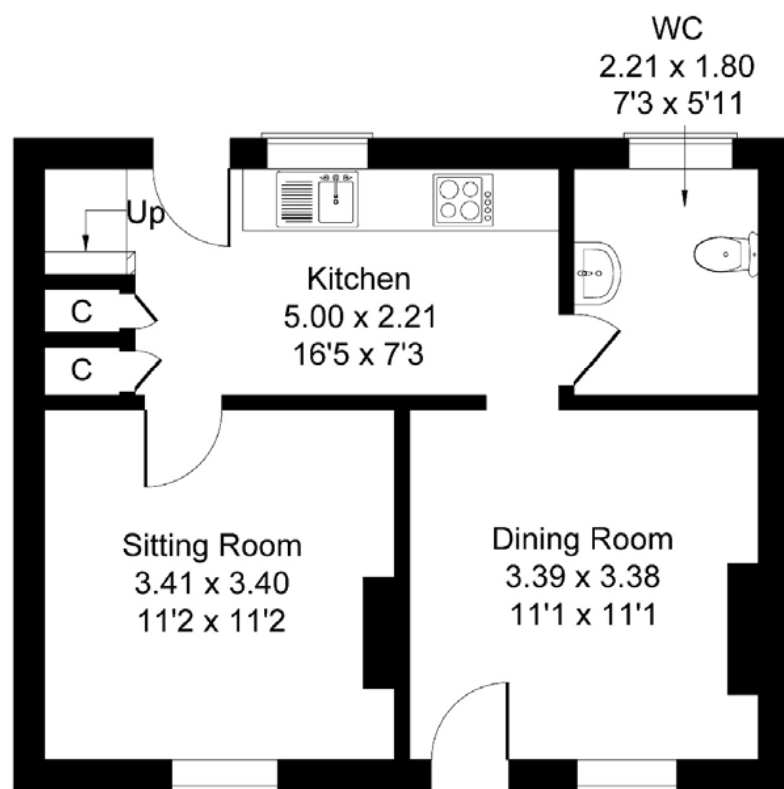
25 Quainton Road

Approximate Gross Internal Area = 79.67 sq m / 857.56 sq ft

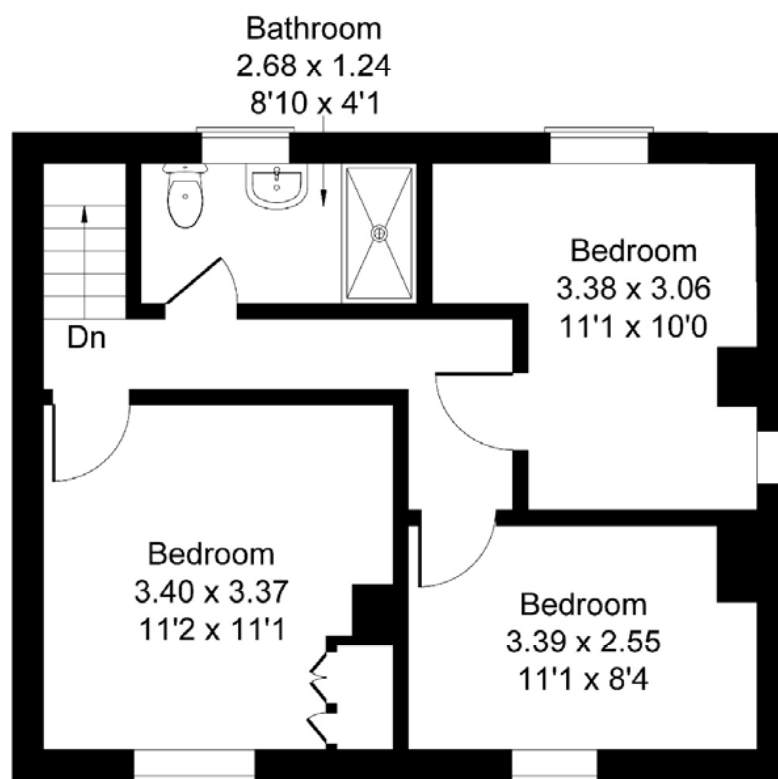
Outbuilding = 15.68 sq m / 168.77 sq ft

Total = 95.35 sq m / 1026.33 sq ft

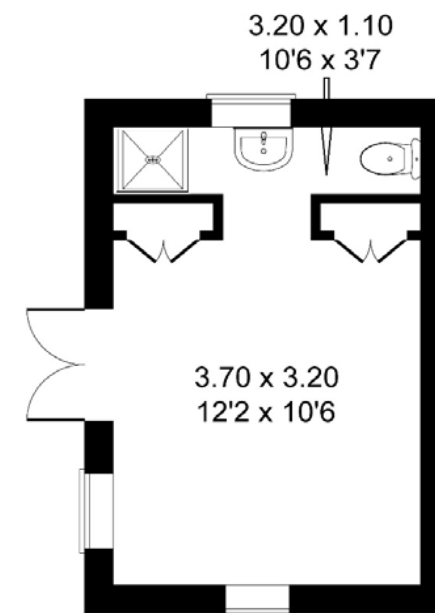
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.



Ground Floor



First Floor



Outbuilding







IMPORTANT NOTICE

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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.
- 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.
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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.

