



39 Lower Street, Quainton,
Buckinghamshire, HP22 4BL

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

39 LOWER STREET, QUANTON, BUCKINGHAMSHIRE, HP22 4BL

A LARGE EDWARDIAN HOUSE IN A VERY POPULAR VILLAGE WITH PLENTY OF SCOPE FOR UPDATING. VERY RARE IN THAT THE PROPERTY HAS LOTS OF PARKING AND A DOUBLE GARAGE.

Porch, Lobby, Cloakroom, Kitchen/Dining Room, Sitting Room with Open Fireplace, Garden/Boot Room, 2 Big Bedrooms, Bathroom and Separate Shower Cubicle. Parking for 3 or 4 Vehicles. Double Garage

GUIDE PRICE £400,000 Freehold

DESCRIPTION

Constructed in 1911 number 39 Lower Street is in the middle of a small terrace and unusually has parking and a double garage at the end of the terrace, something particularly sought after with period village houses. The room proportions are excellent and although in tidy condition the interior offers the opportunity for updating and redecorating.

A double glazed door leads into the porch, with windows each side, and a door then to the hall where the staircase is found. Left is the large dining room and kitchen, open plan with the kitchen at the far end comprising a range of wooden fronted units and laminate worktops incorporating a stainless steel sink. Midway along the wall is an alcove with the boiler and beyond the kitchen is a garden room or big boot room overlooking the garden. Off an inner hall is an understairs cupboard and opposite that a cloakroom that has a wc and wash basin. Akin to the kitchen and dining room the sitting room runs front to back of the house with a picture window at the front, sliding patio doors to the back, and there is also a working fireplace.

On the first floor are two really superbly appointed bedrooms, both with built in wardrobes. The bathroom too is spacious and in addition to the panelled bath there is a separate shower cubicle.

The loft has a fitted ladder. It is fully boarded and has a light and is a good space however the head height is a little low to enable its conversion into another bedroom.

OUTSIDE

The front garden is bounded by a wall and hand gate and gravel either side of the path up to the entrance. Some flowers and shrubs are dotted around.

The back is a mixture of grass and hardstanding, private, south facing and totally enclosed. Along much of the far boundary is a long shed or workshop that has power and light.

A gated path leads to the parking and garage where a concrete driveway can accommodate 3 or 4 vehicles.

The double garage is of concrete panels with a concrete floor and a metal up and over door. Power and light again are connected.

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 D £2,350.15 per annum 2025/6

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 electricity, water & drainage. Oil fired central heating.

VIEWING

Strictly via the vendors agent W Humphries Ltd

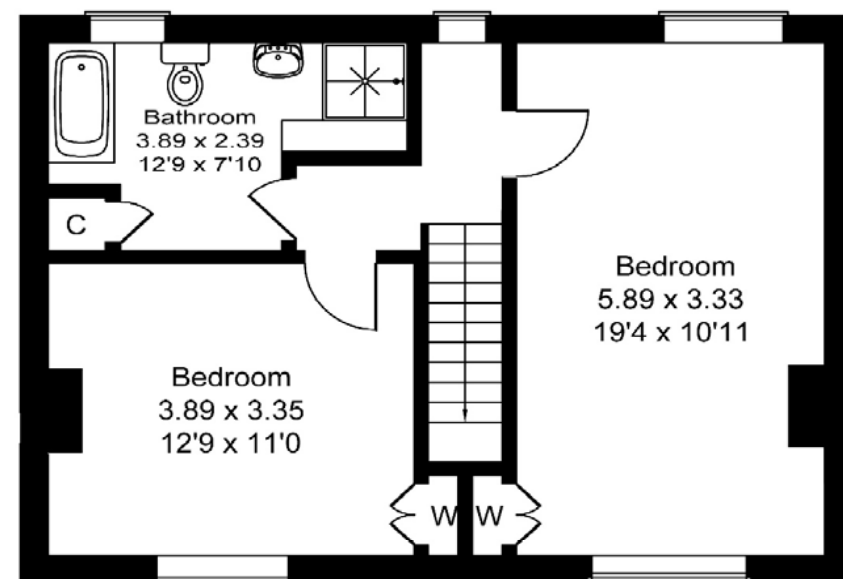
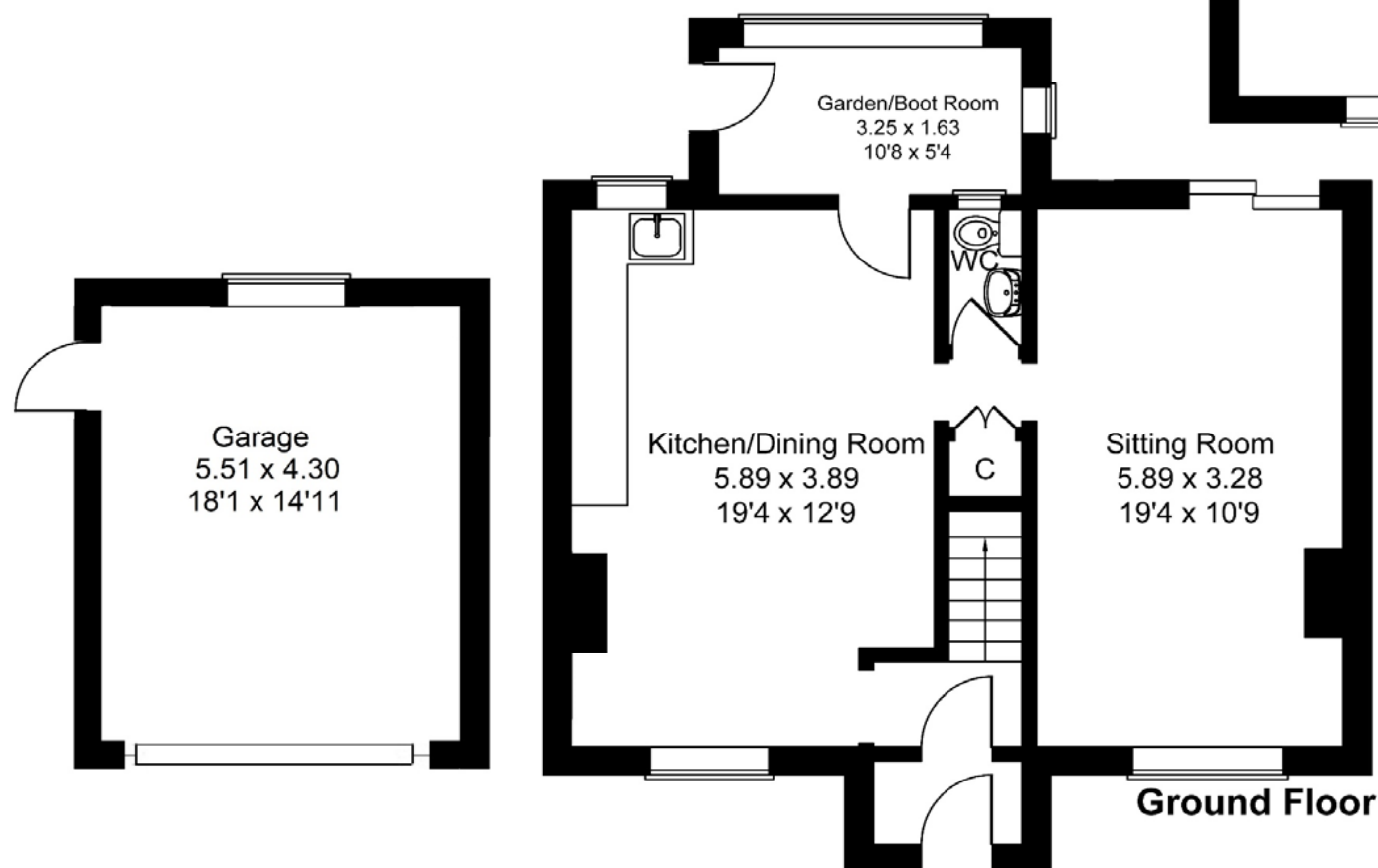


39 Lower Street

Approximate Gross Internal Area = 104.7 sq m / 1127.6sq ft

Total = 104.7 sq m / 1127.6 sq ft

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



First Floor

Ground Floor



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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.

