

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**5 Wheelright's Yard,  
Quinton, Aylesbury,  
Buckinghamshire.  
HP22 4BS**

**Character Village with Pub, Post Office, Car Mechanic,  
and attractions of Windmill & Working Steam Railway Museum.**



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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**249922**

**5 Wheelright's Yard, Quainton, Bucks. HP22 4BS**



**Two Bedroom Semi-Detached with Parking to the rear.  
'L' shaped Kitchen Diner to the rear and of a size more  
consistent with a three bedroom property, Deep front garden.**

**Characterful Village with Pub, Post Office, Car Mechanic,  
and attractions of Windmill & Working Steam Railway Museum.**

**FREEHOLD**

**£ 318,500**

- ❖ Pitched Open Porch, Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner with patio door to the garden
- ❖ Landing with a window and an airing cupboard
- ❖ Two Bedrooms (a double & large single), Shower Room
- ❖ Deep Front Garden & Rear Garden with Deck
- ❖ Windows replaced 2019.

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### Key Facts for Buyers:

**Title:** Freehold within a conservation area and built around 1995.

**EPC:** Rating of D (59)

**Council Tax:** Band C  
Approx. £2,032 per annum.

### Ground Floor:

#### **PITCHED OPEN PORCH:**

Part glazed security front door to:-

#### **ENTRANCE HALL:**

Staircase.

#### **LIVING ROOM: 10'0 x 10'10.**

Front aspect PVC window, coving, storage heater, fireplace with electric fire, telephone point.

#### **KITCHEN DINER: 14'1 x 12'11 shortening to 8'1.**

Rear aspect PVC French door to the garden deck, rear aspect PVC window, ceiling level cupboard enclosing RCD/MCB electricity consumer units, under stairs cupboard, storage heater. Range of tall, base and wall units with roll-edge laminate worktops and tiled surrounds, integral fridge-freezer, stainless steel and glass fan oven-grill, 4-ring electric hob, integrated dishwasher, 1½ bowl stainless steel sink, space for washing machine.

#### **CLOAKROOM:**

Extractor fan, ceramic tiled floor, dual flush close coupled WC, wall mounted wash hand basin.

### Upstairs:

#### **LANDING:**

Side aspect PVC window, loft hatch, airing cupboard enclosing water cylinder and shower pump.

#### **BEDROOM ONE: 10'10 x 9'9 plus wardrobe.**

Front aspect PVC dormer window, storage heater, built-in wardrobe.

#### **BEDROOM TWO: 8'4 x 8'1.**

Rear aspect PVC dormer window, storage heater.

#### **SHOWER ROOM: 8'1 x 5'5.**

Rear aspect PVC dormer window, extractor fan, wall mounted fan heater, ceramic tiled floor, half tiled walls, dual flush close coupled WC, pedestal wash hand basin, shower enclosure 1160mm x 760mm with pump driven thermostatic shower.

### Outside:

**FRONT GARDEN: Refer to photo.**

**REAR GARDEN: Refer to photo.**

Side gate, new deck.

#### **PARKING:**

Parking space for a car. (Refer to map)

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Front



Cloakroom & Hall



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

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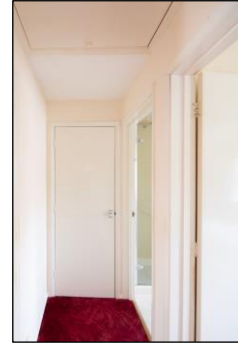
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Kitchen Diner



Landing with window and an airing cupboard



Shower Room



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Rear Garden with Deck

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Rear Garden



Rear Elevation



Village Green opposite the pub looking uphill.



Village Green top left looking downhill.



Tourist Attraction - Windmill



Post Office & Store

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

EPC

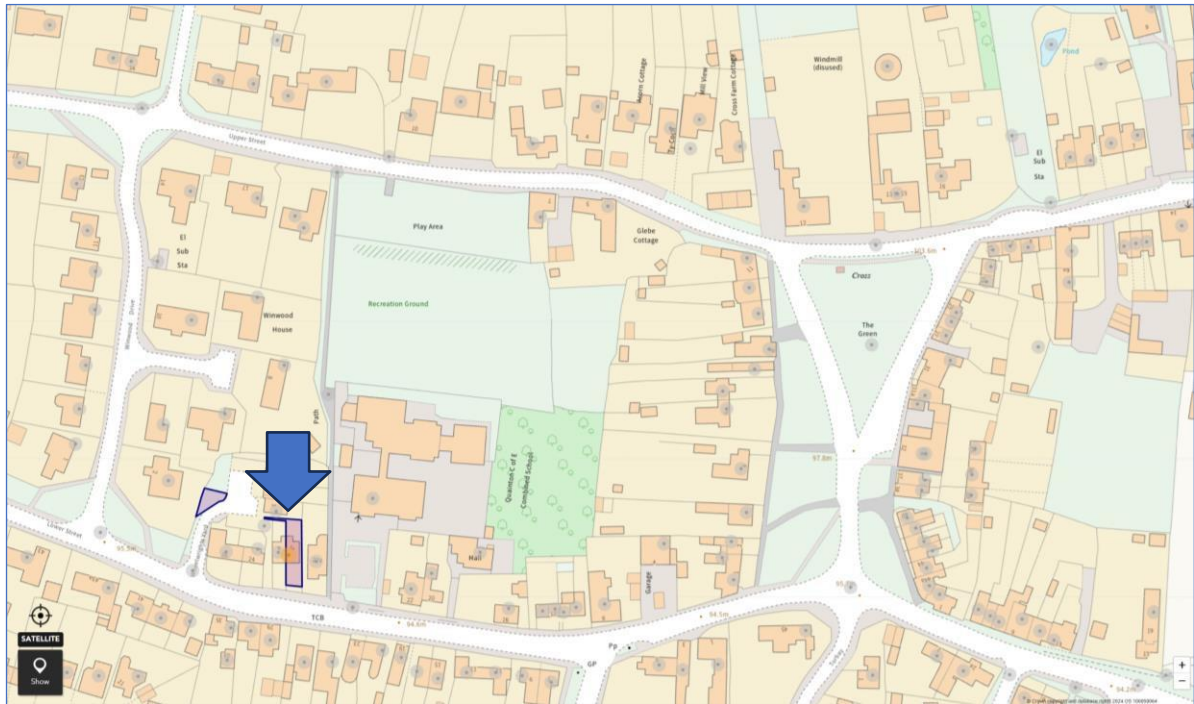
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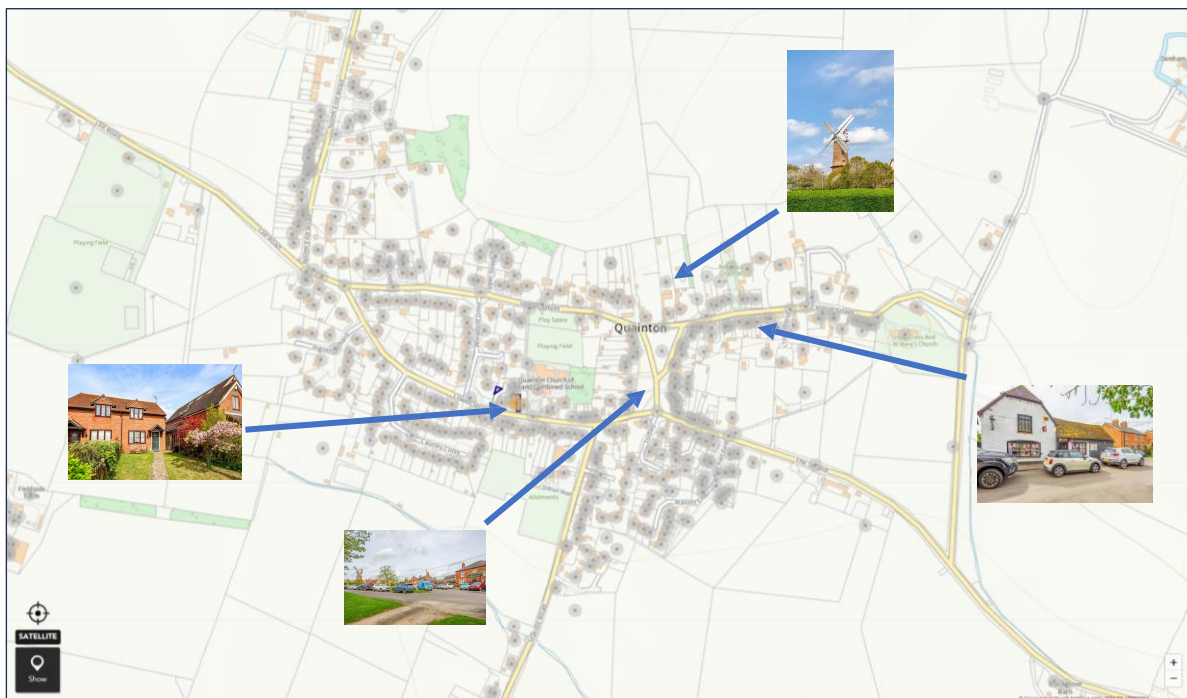
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The property fronts onto Lower Street.

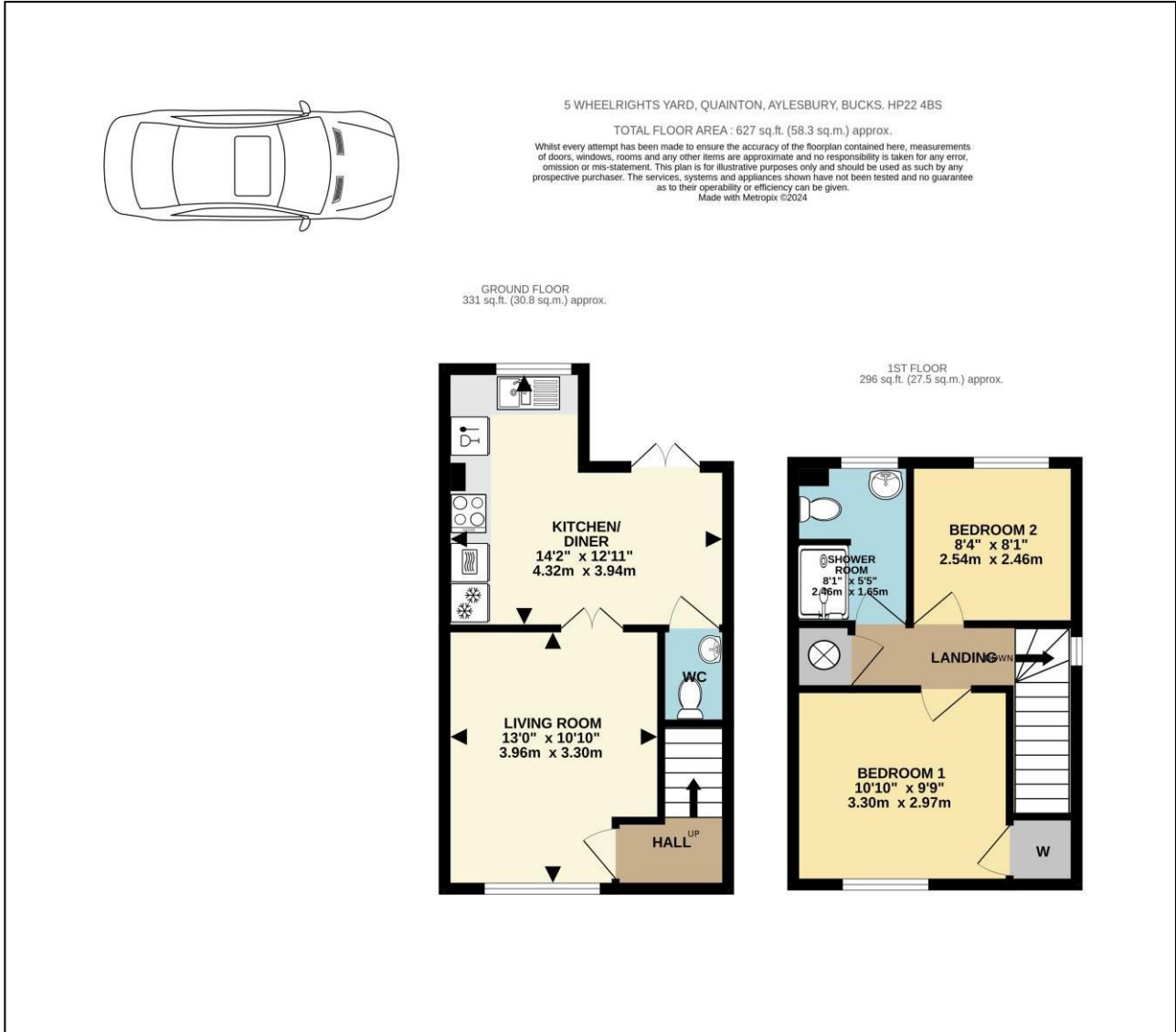


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