



Orchard Cottage, 57 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
ORCHARD COTTAGE, 57 LOWER STREET, QUANTON, BUCKINGHAMSHIRE, HP22 4BL

A CHARMING XVII CENTURY GRADE II LISTED PERIOD HOUSE THAT HAS BEEN SUBJECT TO MAJOR IMPROVEMENTS OVER RECENT YEARS. BEAUTIFUL BEAMED ACCOMMODATION AND EXTREMELY PRIVATE LANDSCAPED GARDENS

Kitchen/Dining Room, 2 Reception Rooms, 3 Double Bedrooms, Bathroom. Driveway and Parking for 3 Vehicles. Lawn, Lovely Terrace and Seating Area. Outbuilding with Office/Studio and Storage.

GUIDE PRICE £650,000 Freehold

DESCRIPTION

Orchard Cottage is one of the oldest dwellings in the village and it sits quite prominently side onto the street. We do not have a great deal of its history but know it dates back to the 1600's and was two farmworkers cottages, probably tied to the neighbouring Laurel Farmhouse. The adjoining apple barn was converted in 1983 and incorporated into the house but looks as if it has always been so. The elevations are attractive, the timber frame on show with rendered whitewashed brick infills and leaded light crittall windows beneath a thatched roof.

The current owners undertook a substantial overhaul of the property in 2021 sympathetically restoring the interior and exterior installing a French drain around the walls, refurbishing the windows, rethatching the roof (2019), rebuilding the chimney stack to accommodate regulations for a working fire, and replacing the boiler in October 2024. They have also introduced an 'Aquapol' dehumidifying system that is secreted away in the boiler cupboard which naturally combats damp and condensation.

Inside there are an array of exposed timbers and brick feature walls, the ceiling heights are good and the rooms light. There is a door to the front of the cottage but practically you enter from the kitchen and a stable door. Said kitchen was newly fitted in 2022 and is adorned with slate grey units, blanco orion white quartz worktops, Finsbury engineered oak floorboards and LED downlighting. Some of the detailing includes a butlers sink, a wine rack and brass furniture to

the units. Integrated are a dishwasher, washing machine and combination oven/microwave, and remaining is the electric Aga that has two insulated lid hot plates and roasting, simmering and baking ovens. Space is provided for a fridge/freezer and within the cupboards is a useful corner rotunda larder. There are two reception rooms that are partially open plan being separated by the fireplace. Because the kitchen is large enough to host a generous dining table these two rooms serve as a snug and sitting room, the former dual aspect and the latter triple aspect. Both have quarry tiled floors. The aforementioned central fireplace contains a new (September 2026) woodburning stove. These rooms enjoy some beautiful bespoke joinery by 'Barr' which includes ornate radiator covers and cupboards hand built to form storage and shelving at the sides of the fireplace and back of the sitting room. Off the snug room is the staircase that splits at the top, left to the biggest bedroom and due to its dimensions this bedroom offers an opportunity to introduce an ensuite facility. Upon turning right at the landing you find a lovely beamed structure and a small window that when observed closely reveals yellow panes, an outcome of the now ancient ingredients used in the glass making method. The next two bedrooms are doubles, one having a lit walk in wardrobe and the other stripped pine floorboards and another example of fine intricate workmanship by way of the wardrobe and shelving closet that has been painstakingly carved around the stepped brickwork of the chimney breast. In the bathroom is a white suite, four piece, with a wc, basin, bidet and bath and above the bath is a shower.



OUTSIDE

The garden space is much improved and landscaped. Heavy, wide wooden gates stand at the boundary providing excellent security and privacy and these lead onto the gravel parking that you can park 3 vehicles on. A herringbone pattern brick path is to the front door, the path flanked by a rockery and flower beds with a rose arch and charming tall Victorian streetlight. Just right of the front door is a little sun trap and seating spot.

At the far end of the gravel is a wicker panel encased raised bed and then the lawn, within which is a circular patio. The terrace is delightful, covered by a pergola draped in white and red grape vines, and adjacent the Quercus oak screened BBQ area is a square brick planter filled with grasses surrounding an acer tree.

The terrace has limestone flagstones, the brick planter a bench, and down the edge of the pergola are aromatic jasmine and honeysuckle. Dotted about are more varieties of trees, amongst them an apple, pear and plum or damson and the pair of water features are Corten weathered steel bowls. Many of the trees have been thoughtfully placed and manicured to produce the maximum degree of seclusion.

The outbuilding is timber construction and insulated with double glazed windows. It is in two sections, the smaller section a shed and the other an office or studio. Power and lighting are connected.

Power points are scattered around the garden and electric cables have been laid up to the gates should someone wish to automate them, and also to the hidden bin store as provision for an electric car charging station.

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 which hosts fine dining evenings, 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.

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.

COUNCIL TAX

Band F £3,626.49 2026/27

VIEWING

Strictly via the vendors agent W Humphries Ltd

SERVICES

Mains electricity, water and drainage. LPG fired central heating.



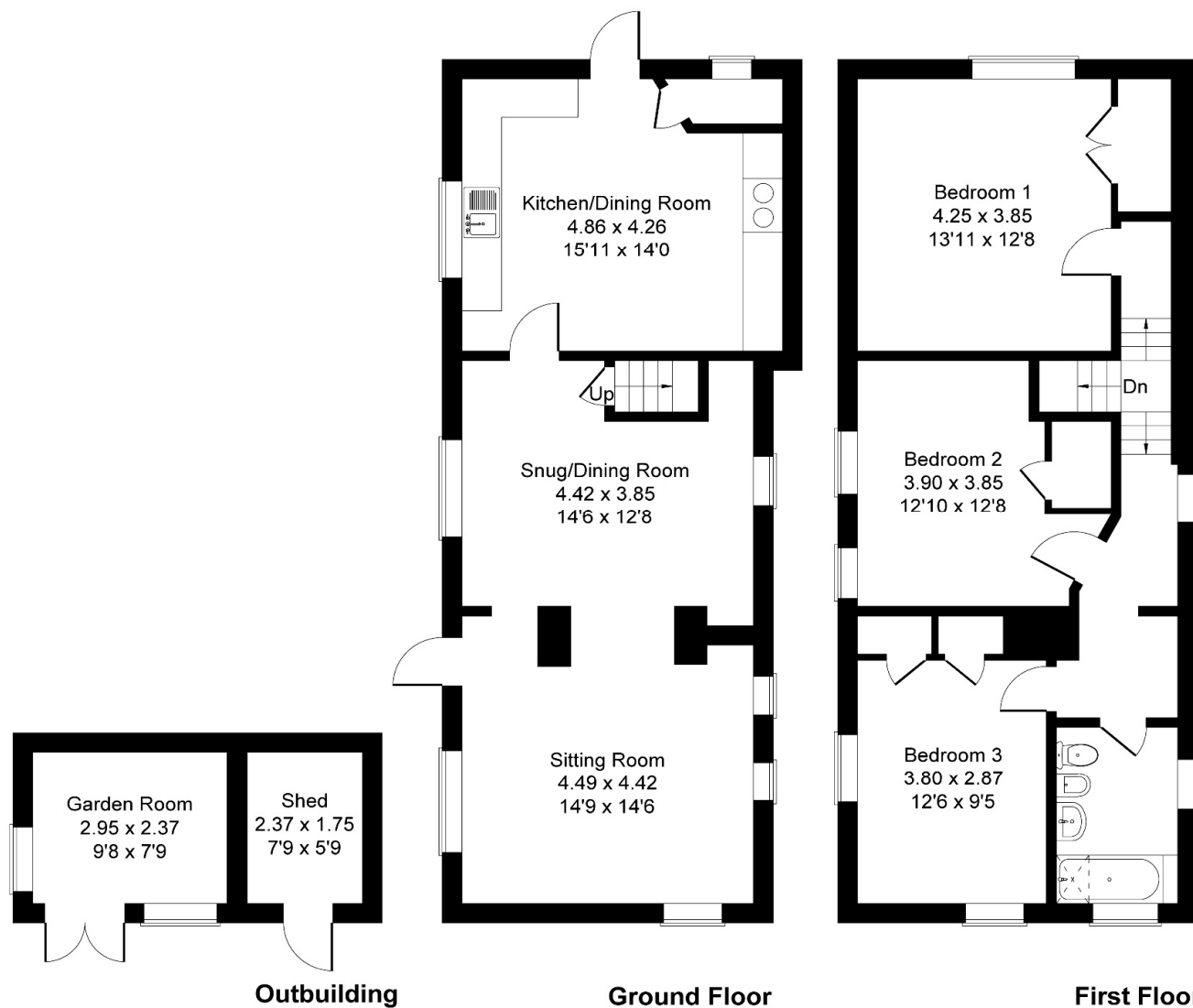
Orchard Cottage

Approximate Gross Internal Area = 121.58 sq m / 1308.67 sq ft

Outbuilding = 11.85 sq m / 127.55 sq ft

Total = 133.43 sq m / 1436.22 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.











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