

93 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.)

93 Station Road, Quainton, Buckinghamshire, HP22 4BX

PERIOD HOUSE THAT HAS BEEN BEAUTIFULLY UPDATED BY THE CURRENT OWNER. LOVELY ACCOMMODATION AND A 100FT SOUTH WESTERLY GARDEN

Porch, Sitting & Dining Room, Kitchen, Bathroom, 3 Bedrooms (2 Interconnecting). Large Garden Backing onto Paddocks.

GUIDE PRICE £367,500 Freehold

DESCRIPTION

Number 93 Station Road in in the middle of a small terrace of Victorian houses bearing the name 'Wilton Cottages'. The owner has been very busy renovating the property over the last 18 months installing a brand new central heating system, replacing windows, curing the damp which now has a 30 year guarantee, redecorating the interior and fitting a new bathroom. In 2021 planning permission was granted to extend the ground floor significantly widening the current kitchen to create a kitchen/breakfast or dining area, and the kitchen is the only area the current owner has not tackled yet, thus someone purchasing now would have the opportunity to put their own final stamp on the house. The building regulations and permission would need to be renewed but all the information can be found on the AVDC planning portal under reference – 21/04500/HPDE

A porch is at the entrance for coats and boots, the walls are exposed brick and there is a quarry tiled floor. A latch door leads into the open plan sitting and dining room, all of which has oak laminate flooring. In the sitting area is a fireplace housing a cast iron woodburning stove and the far corner of the dining area is where the staircase is located. An understairs cupboard remains and adjacent that a pretty arched alcove has been created.

By their own admission the owner has run out of steam when it comes to the kitchen, a tad exhausted following their efforts modernising the rest of the cottage. Of course the kitchen could be updated as is but the opportunity exists here to transform this room and extend it as per the planning outlined in the previous paragraph. Currently the kitchen has a range of units and roll edge worksurfaces with spaces for a cooker, fridge/freezer, washing machine and dishwasher (plumbing in situ). The galley kitchen could become a great cooking and eating area.

The bathroom now enjoys a contemporary white suite with chrome fittings. There is a wc and wash basin vanity unit and a panelled bath that has a mixer tap and shower attachment and a shower screen is provided. The walls and floor are tiled and there is an extractor fan, heated ladder towel rail/radiator and LED downlighting.

Upstairs throughout are floorboards and latch doors, the principle bedroom an excellent double. Bedroom two is also a double and has a deep wardrobe and bedrooms two and three are interconnecting, the latter an excellent single.

The loft is insulated and has a light.

OUTSIDE

A path of blue diamond pavers runs up to the front door and between the house and wrought iron railings is gravel.

Off the back door is a little courtyard and patio. Then a path and hardstanding up to the first patch of lawn and flanking this lawn is a bespoke 16ft x 6ft timber shed with power and light and a covered log store. Beyond is the main paved terrace prior to the second lawn. At the end of the 100ft garden is a fenced wild piece of ground that strikes the writer as a perfect possible allotment.

The backdrop is fields.

Works Completed:

- **Refitted bathroom completed February 2025**
- **New gas central heating system with combi boiler installed December 2024**
- **Sitting room and dining room damp treatment carried out May 2025**
- **New front door and porch windows, new bay window, front bedroom and bathroom window. Works completed February 2025.**

NB: Number 93 has a right of way across the rear of number 95.

COUNCIL TAX
Band D £2,510.64 per annum (2026/2027)

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.

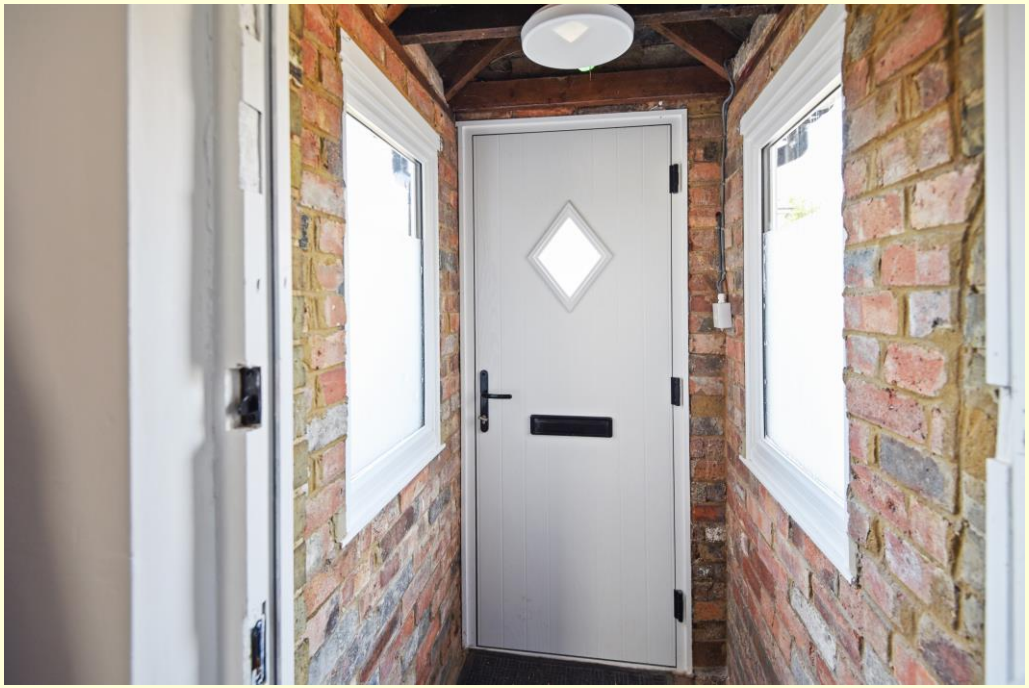
The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway which frequently hosts family events. Extensive shopping facilities are situated at Bicester Village Retail Outlet, Friar's Square 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.

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. Gas (LPG) heating.





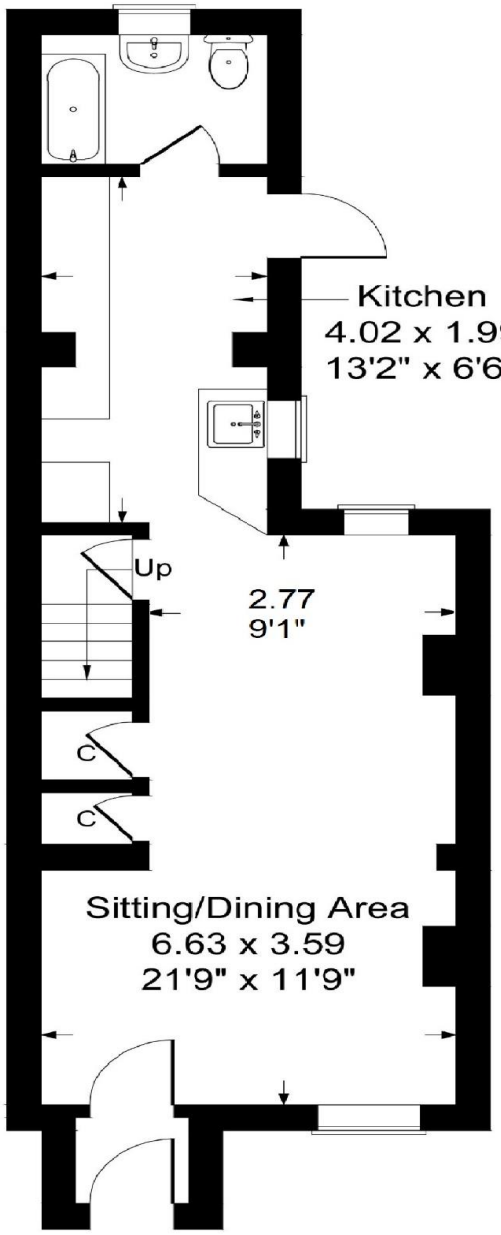




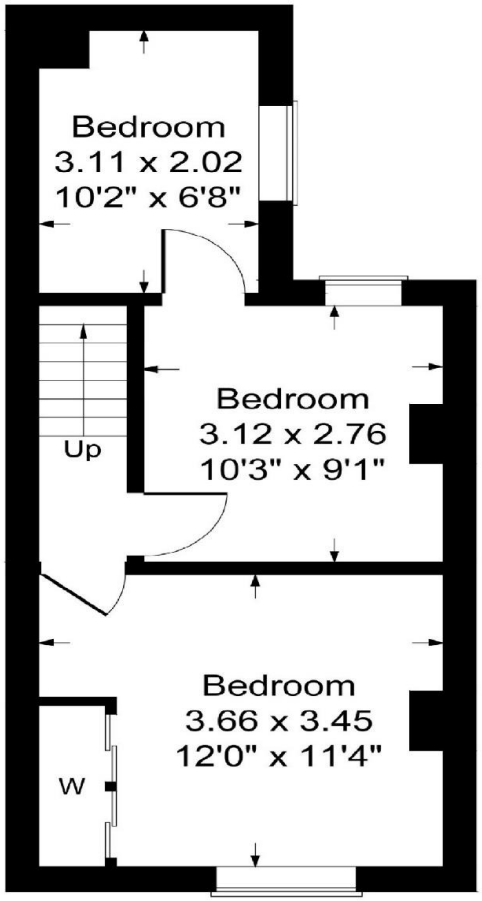


93 Station Road, Quainton

Approximate Gross Internal Area = 67.75 sq m / 729.25 sq ft
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2024.



Ground Floor



First Floor



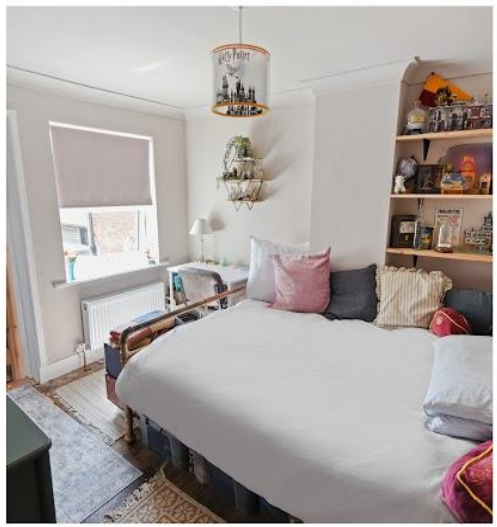














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2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

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.

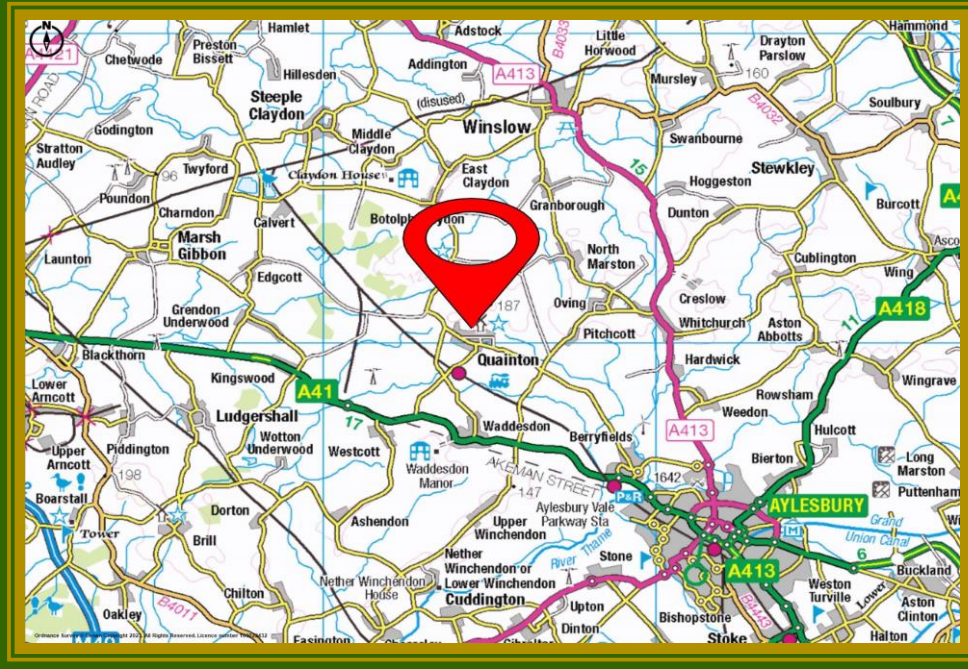
5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information 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.

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