



**Millfield House, 135 Station Road,  
Quanton, Buckinghamshire, HP22 4BX**

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 6 miles (Marylebone 55 mins), Bicester approx. 10 miles, Milton Keynes approx. 12 miles.

## **Millfield House, 135 Station Road, Quainton, Buckinghamshire, HP22 4BX**

**AN EXCEPTIONAL EQUESTRIAN ESTABLISHMENT OF APPROACHING 3 ACRES PROVIDING A SUBSTANTIAL RESIDENCE, YARDS, STABLING, MANEGE AND PADDOCKS WITH FAR REACHING VIEWS OVER OPEN COUNTRYSIDE TO THE CHILTERN HILLS.**

**5 Bedroom (3 Ensuite) & 5 Reception Room Detached House. Large South Westerly Gardens. Orchard. Wonderful Facilities. Range of Outbuildings, Potential Annexe or Studio/Offices offering Versatile Living.**

### **FOR SALE FREEHOLD**

#### **DESCRIPTION**

Millfield House was originally a more modest dwelling which has been extended over the years and transformed into a sizeable family home. The current owners have invested heavily into the equestrian accoutrements, which are outstanding, and there is scope for further uses with the garaging presenting the possibility for an annexe or maybe home offices or a studio or workshops (subject to planning consent).

In the entrance hall is oak flooring, the staircase occupying the far end of the hall. There two reception rooms at the front of the house, a family room and snug perhaps, although one is currently a treatment/therapy room that benefits from an attractive selection of fitted storage. Further up is a shower room with a wc and basin and then a utility room, the latter with a tiled floor, cupboards and an alcove shelved to accommodate the stacking of the washing machine and tumbler dryer. The kitchen floor is porcelain and the room is adorned with bespoke Farrow & Ball Hardwick White units and white quartz counters and backstands incorporating a wine rack, butlers sink and a wonderful concealed larder. Remaining is the electric Aga equipped with an induction hob and

hot plate, 3 ovens and pan/tray compartment. The lobby, prior to outside, has great space for coats and boots.

The porcelain floor continues in the dining room, a room that can comfortably seat a crowd, and there is a conservatory and sitting room flanking the dining room, all combining to form an excellent area for entertaining. A wall of the sitting room bears painted wooden panelling and central is a handsome stone and black granite fireplace. From the conservatory you can watch over the gardens and yard. The kitchen, dining room and conservatory all benefit from underfloor heating.

On the first floor are four bedrooms, all doubles, two served by the family bathroom, itself with a white suite including a freestanding roll top bath and an independent shower cubicle with handheld and overhead showers. There is a choice of two ensuite bedrooms, a guest and principal in either order, one having a wall of wardrobes and a bathroom, again with a freestanding roll top bath, the other a dressing area and shower room. The second floor loft conversion has created a large bedroom that once more has its own shower room.



## OUTSIDE

There are extensive south westerly formal gardens starting at the stone terrace which is partly walled onto a lawn bordered by shrubs and neatly manicured hedging. The lawn widens out to take in the orchard comprising of half a dozen mature apple trees. A long shingle drive running alongside the house provides easy access to the facilities. Firstly a steel framed, timber clad barn with a concrete floor and big concrete apron. This barn suits a variety of uses as mentioned previously. Attached is a block built stable or feed room.

At the bottom of the drive is the gated stableyard with cobbled sets. Oak framed, block base under a slate roof are 3 stables, a foaling box and a fitted tack room, the tack room benefitting from a hearty rug/blanket box and cube shelving unit. Behind the stabling is a 27ft x 17ft all weather turn out pen and a hay barn.

The manege is 40m x 20m, post and railed, mirrored, floodlit and with a Martin Collins all weather waxed CLOPF surface and a track of the same waxed CLOPF surface links the manege to the stables.

Beyond are the paddocks consisting of level pasture, the whole plot some 2.8 acres (1.137 Ha)

In between the two yards is hardstanding for lorries and a pond that spends much of the summer dry but helps drain the ground through the winter.

Mains power, lighting and water are connected to both yards and the manege floodlights are on a generator.

The property abuts countryside with a view of the Chiltern Hills in the distance, said view particularly prevalent from the houses first floor rear aspect.

**COUNCIL TAX** – Band G £4,184.40 per annum 2026/27

## 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.

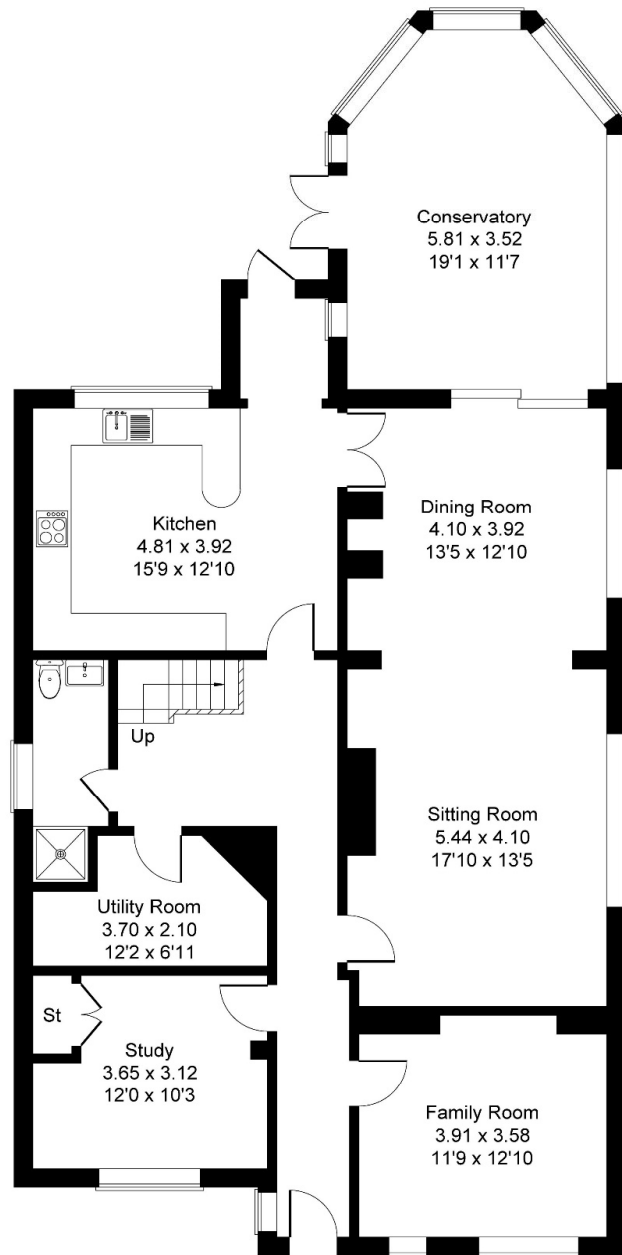




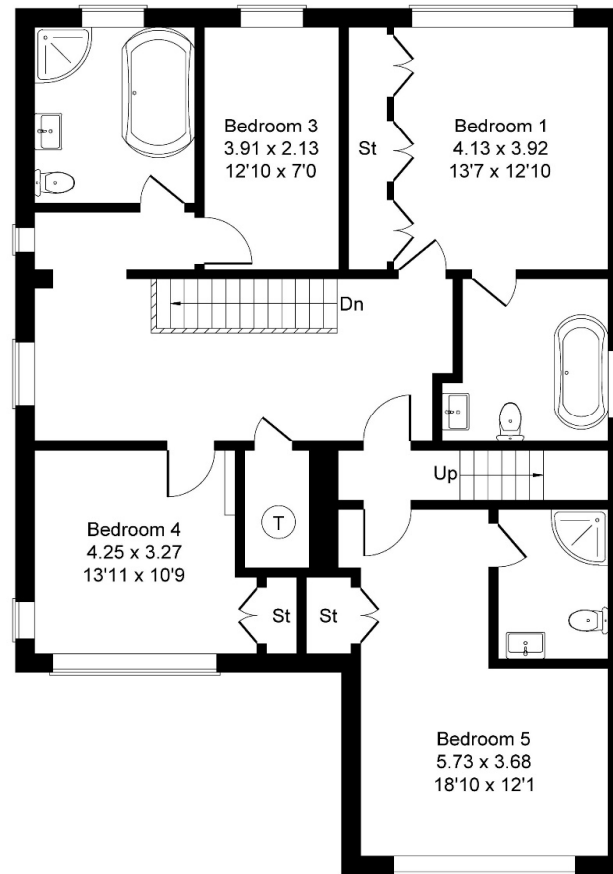
# Millfield House

Approximate Gross External Measurement = 302.67 sq m / 3258 sqft

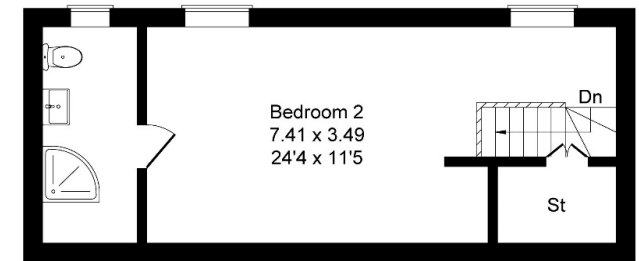
Illustration for identification purposes only,  
measurement are approximate, not to scale,  
produced by The Plan Portal 2025.



Ground Floor



First Floor



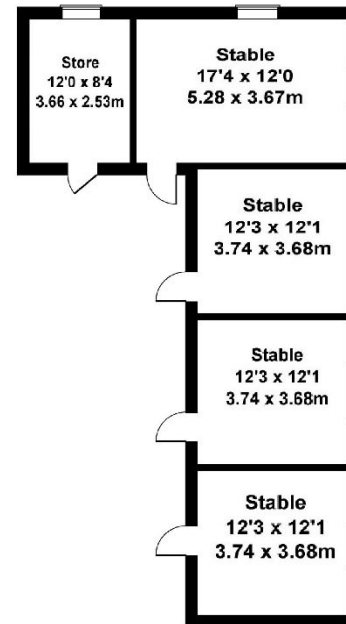
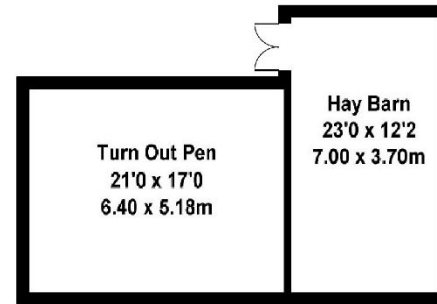
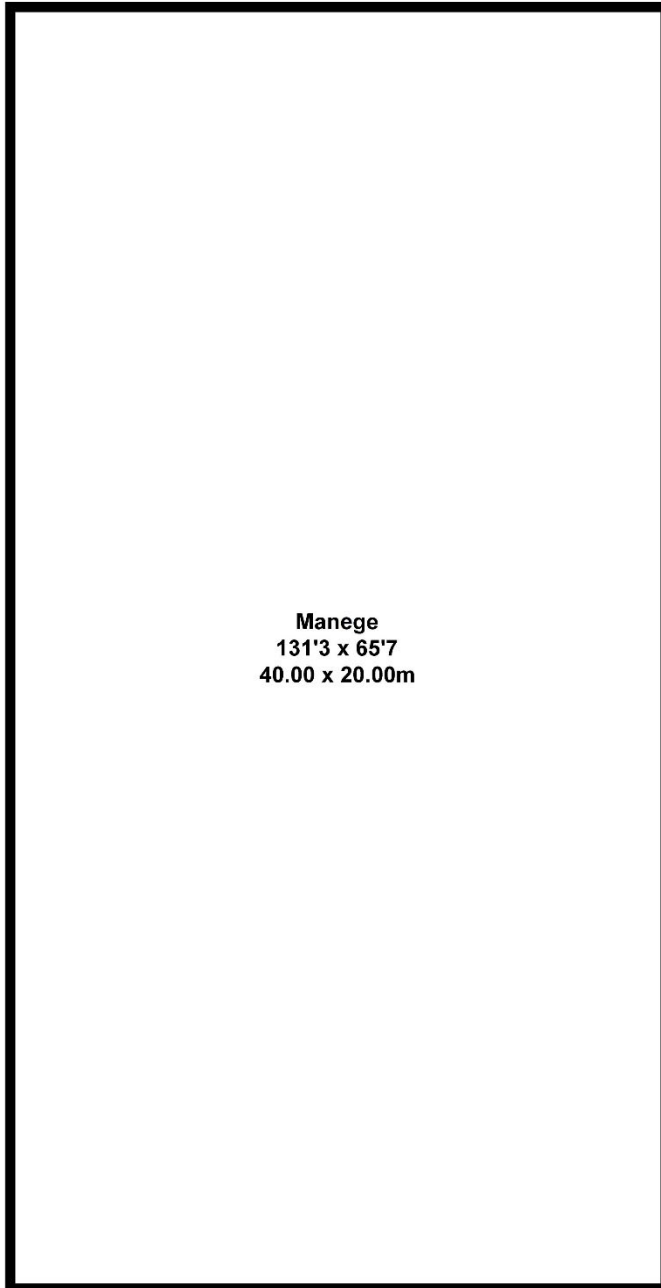
Second Floor



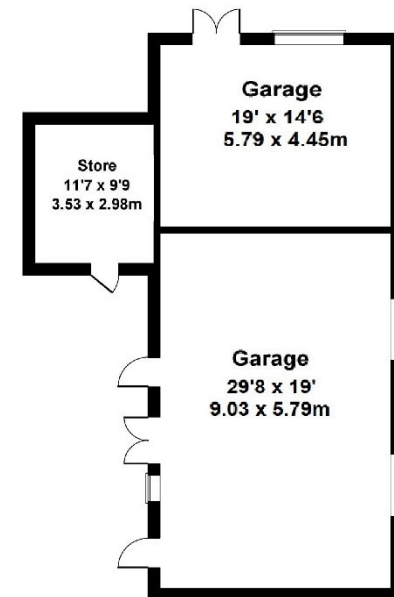
# Millfield House Outbuildings

Approximate Gross Internal Area = 175.10 sq m / 1884.76 sq ft

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



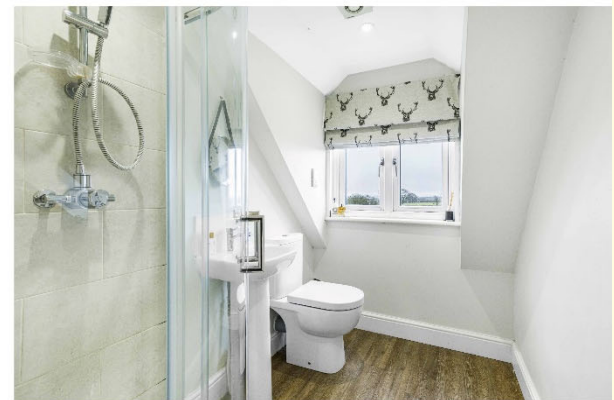
Outbuilding



Garage







## LOCATION

Quinton takes its name from the Old English words Cwen + Tun and means 'The Queens Farmstead or Estate' prominent on the skyline is the 14<sup>th</sup> century church which is exceptionally rich in large late 17<sup>th</sup> and 18<sup>th</sup> century monuments.

The centre point of Quinton 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. Quinton now has a public house, café, motor repairs, a general store, school and post office and the village falls within the catchment for Waddesdon Secondary School, an outstanding rated school.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quinton 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.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating. Private fibre optic super fast broadband (minimum 300 mbps download speed)

## VIEWING

Strictly via the vendors agent W Humphries Ltd





#### IMPORTANT NOTICE

**W. HUMPHRIES** for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 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.

