

26 Upper Street, Quainton,
Buckinghamshire, HP22 4AY

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

26 UPPER STREET, QUAINTON, BUCKINGHAMSHIRE, HP22 4AY

A 3 BEDROOM PROPERTY LOCATED AT THE TOP OF THE VILLAGE WITH VIEWS TO WADDESDON TO THE FRONT AND THE QUAINTON HILLS TO THE REAR

Hall/Dining Room, Sitting Room, Kitchen, Ground Floor Bedroom & Bathroom. 2 First Floor Bedrooms. Big Garden. Parking for 2 Vehicles

GUIDE PRICE £390,000 Freehold

DESCRIPTION

26 Upper Street began life as a bungalow, built by the local authority we believe in the 1950's. It sits at the end of a small cul de sac in an elevated position on Upper Street and this location provides lovely front views to Waddesdon and Lodge Hill where Waddesdon Manor resides. The back abuts the Quainton Hills.

The current owner converted the loft space some years ago transforming the property into what is now a 3 bedroom family home which enjoys a large garden. The entrance is a hall and dining area, or other reception room, depending upon the need. There is the staircase with cupboards beneath and off the far end a double bedroom that has open wardrobes and shelves. The wood laminate flooring in the hall continues through to the sitting room where from the window you see the aforementioned Lodge Hill in the distance. To the side of the old fireplace are fitted shelves. Both reception rooms have picture windows allowing great natural light. In the kitchen are hi-gloss soft close white units and wooden effect worktops, the latter incorporating a stainless steel sink and draining board. The 4 ring gas hob and electric oven are built in and spaces are available for a fridge/freezer, dishwasher, washing machine (plumbing in situ) and a tumble dryer. There is also a larder cupboard, LED downlighting, the floor is ceramic tiles, and a door leads out to the garden. The bathroom is also on the ground floor, the floor and most of the walls are tiled, the suite is contemporary with a vanity unit below the sink and over the bath are a shower screen and overhead shower attachment.

Upstairs there are two good double bedrooms and on the landing under eaves storage. Plenty of light comes in from the many velux windows and by nature the rooms have a little restricted head height.

OUTSIDE

At the front of the property is a parking bay for two vehicles, the bay enclosed by brick walls. Atop that the garden is slate chips with a couple of trees and over the entrance is a porch canopy.

The rear gardens are on three tiers as the land rises up to the hills. Ground level you find a gravelled seating area and then steps to a lawn with a path and another small flight of steps to the main lawn and here there is a decked terrace benefitting from the best outlook through mature trees to the countryside beyond. In the other corner is a timber shed.

AGENTS NOTE; 26 Upper Street benefits from a right of way across the neighbouring properties giving access to the front of the property.

COUNCIL TAX - Band B £1952.71 per annum 2026/27

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

VIEWING

Strictly via the vendors agent W Humphries Ltd

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 Pre-School and Primary School at Quainton.
Waddesdon Secondary School.
Public schools at Stowe, Berkhamsted and Oxford.
Grammar Schools at Aylesbury and Buckingham.






BIDEFORD

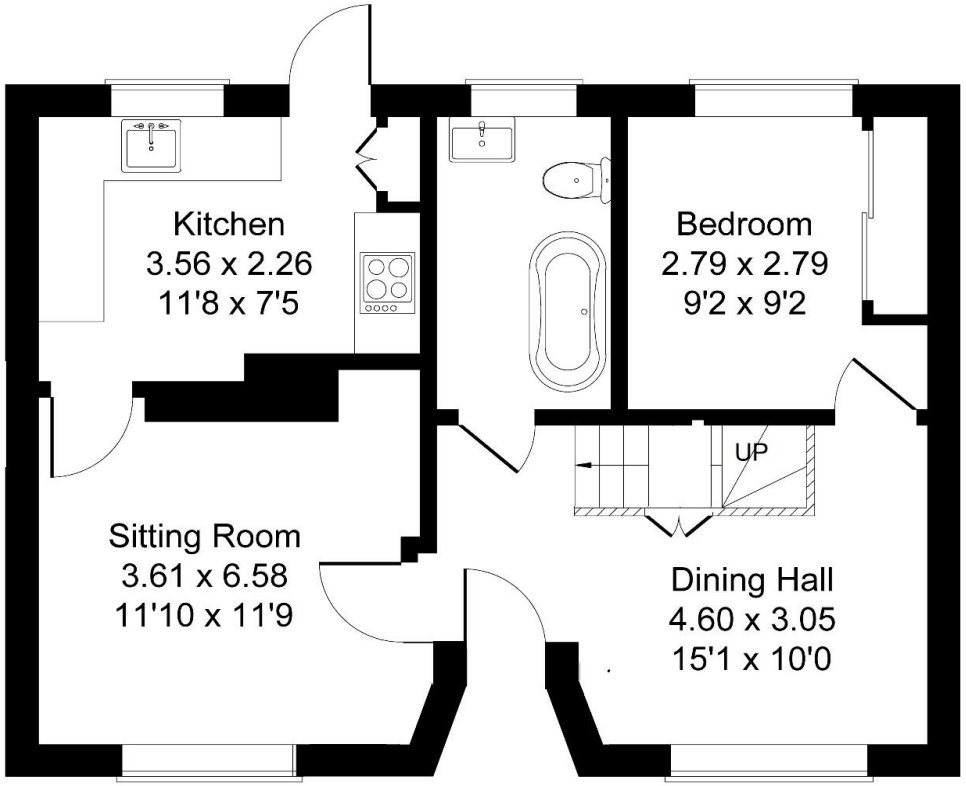



ANFIELD
ROAD L4

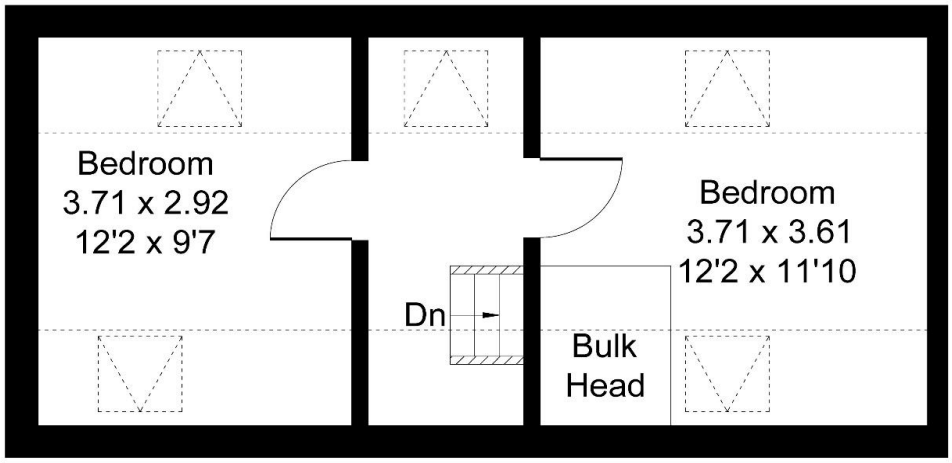


26 Upper Street

Approximate Gross Internal Area = 78.82 sq m / 848.47 sq ft
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



Ground Floor



First Floor



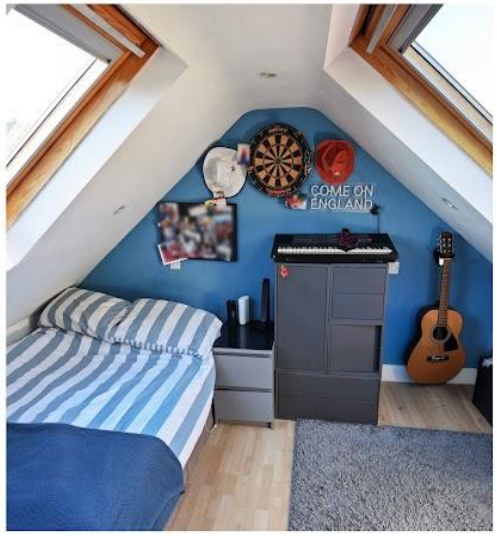


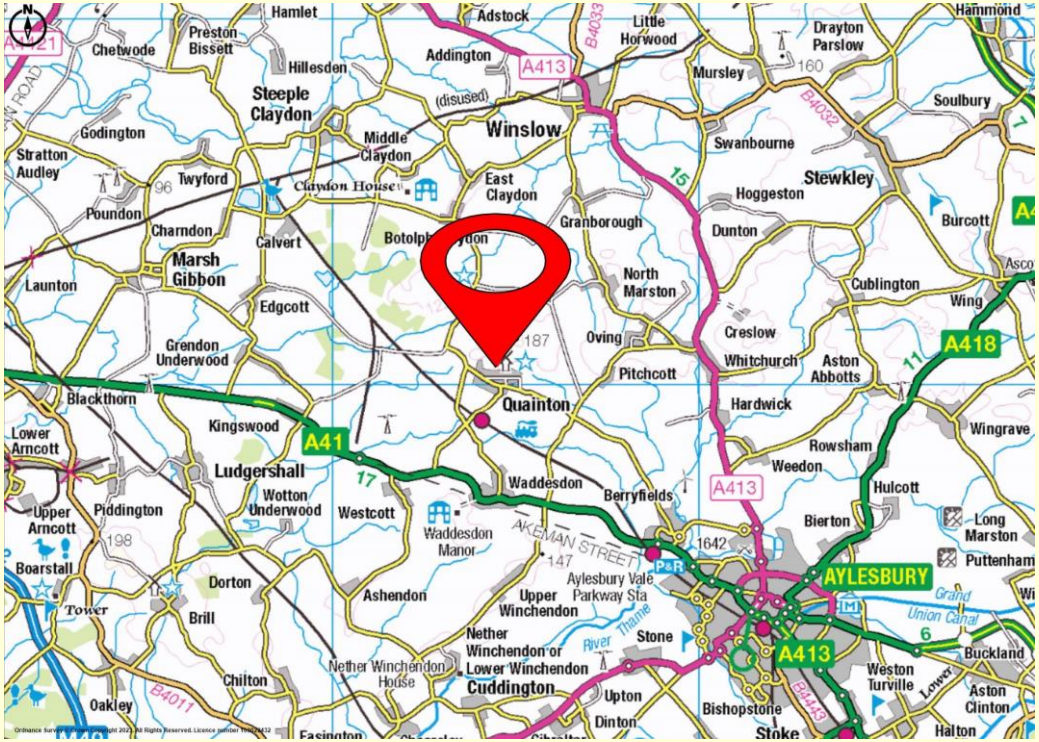












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6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

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