



13 Winwood Drive, Quainton,
Buckinghamshire, HP22 4AZ

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

13 WINWOOD DRIVE, QUANTON, BUCKINGHAMSHIRE, HP22 4AZ

A DETACHED FAMILY HOUSE ON A MATURE CORNER PLOT WITH GENEROUS ROOMS IN THE HEART OF THE VILLAGE

Porch, Hall, Cloakroom, Kitchen/Breakfast Room, Dining Room, Sitting Room, Three Double Bedrooms, Bathroom, Outside Boiler Room/Utility. Established Rear & Side Garden Areas with Summerhouse. Off Road & Secure Parking. Garage.

GUIDE PRICE £595,000 Freehold

DESCRIPTION

Winwood Drive is in the middle of the village and connects Lower Street to Upper Street, number 13 sits at the top end. The house has elevations of mellow brick beneath a tiled roof and enjoys a mature corner plot with well proportioned accommodation.

At the entrance is a porch with a terracotta floor, a door to the side garden and another with leaded light patterned glass and fanlight into the hall where the staircase can be found that has a cupboard underneath. Off the hall is a cloakroom that contains a wash basin and wc set in cupboards and shelving. The kitchen/breakfast room is fitted with beech units and granite effect worktops, the integrated appliances include a dishwasher, freezer, oven, grill and an induction hob that has an extractor hood above. The floor is tiled and the room is dual aspect with a door to outside. The dining room and sitting room have a mediterranean feel and are semi open plan and split level, the former looking down onto the latter. Both have sliding doors out to the garden and the sitting room boasts a tall ceiling with beams and a substantial stone fireplace that houses a woodburning stove upon a marble hearth.

The staircase is a dog leg with a window on the half landing. There are three excellent double bedrooms all with built-in wardrobes and the master has a triple aspect capturing a lovely elevated view towards Lodge Hill, atop which is Waddesdon Manor. In the bathroom there is a coloured suite of wc, wash basin and a corner jacuzzi bath. It has a separate shower cubicle and there are some vanity cupboards and a counter.

OUTSIDE

The property benefits from a great corner plot and as such has garden areas to the rear and side. At the rear is a private patio adjacent an ornamental pond prior to a rockery. To the side is the lawn with a further patio that has a backdrop of a fabulous climbing rose. A summer house has been erected, 10ft x 7ft, a lovely space with double glazed windows and doors, floorboards and a painted timber clad interior. Ahead of the summerhouse is a decked terrace. The whole is well established and filled by flowers, shrubs and bushes and adjacent the boiler room is a gravelled spot for pots and then a sleeper retained fruit patch with rhubarb, blackcurrants and strawberries, said boiler room also provides a place for a washing machine and tumble dryer and doubles as a utility room.

To the front is a generous lawn and a path up to the entrance. A gravelled area before the garage creates parking and beside the garage gated off is another bay for a vehicle. The garage itself has an up and over door, power and light.

COUNCIL TAX – Band F £3,626.49 2026/27

LOCATION

Quanton 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 Quanton 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. Quanton 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 Quanton 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 Quanton.

Waddesdon Secondary School.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham.

VIEWING

Strictly via the vendors agent.

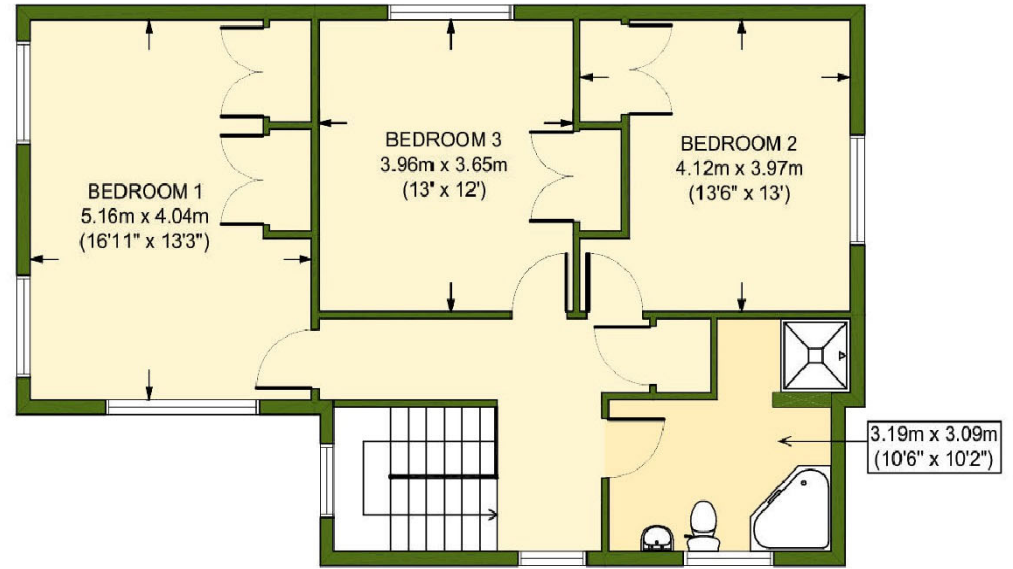
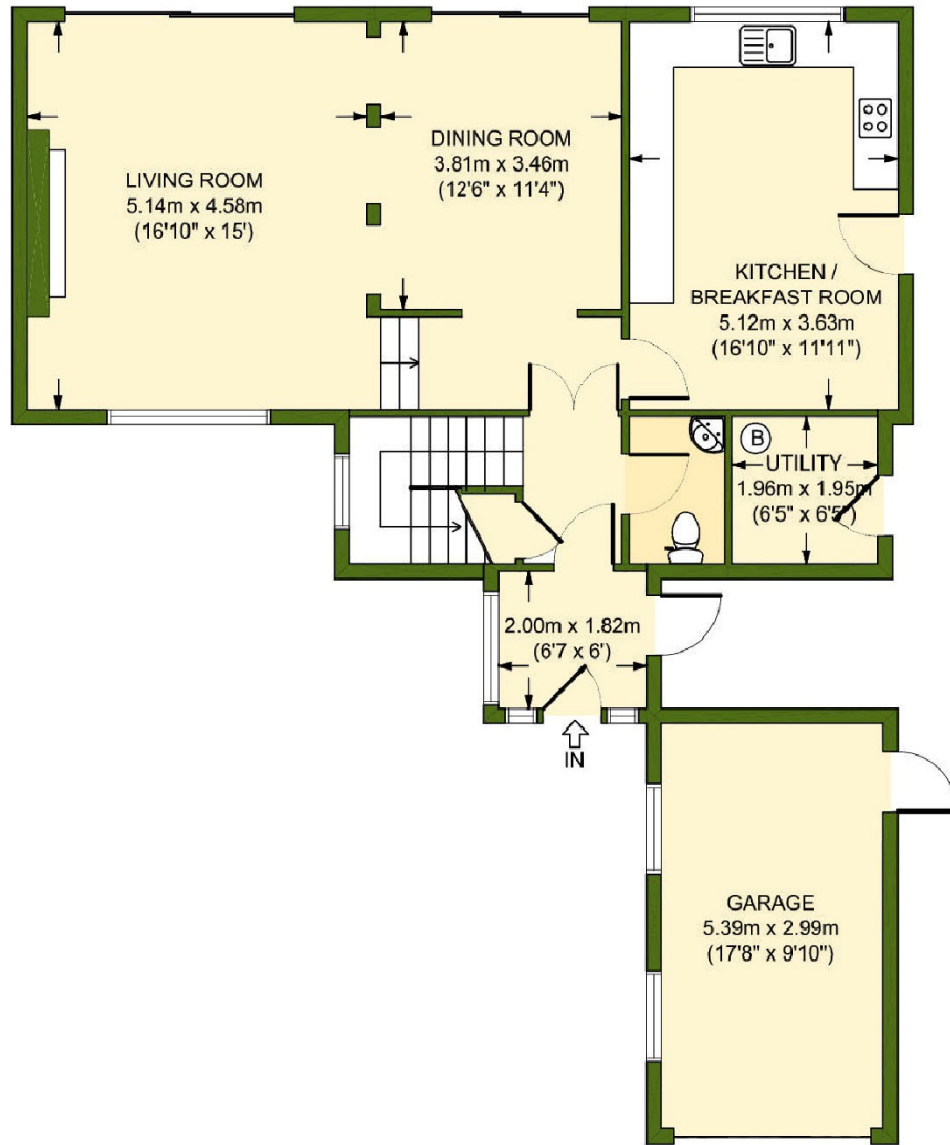
SERVICES

Mains electricity, water and drainage. Oil fired central heating





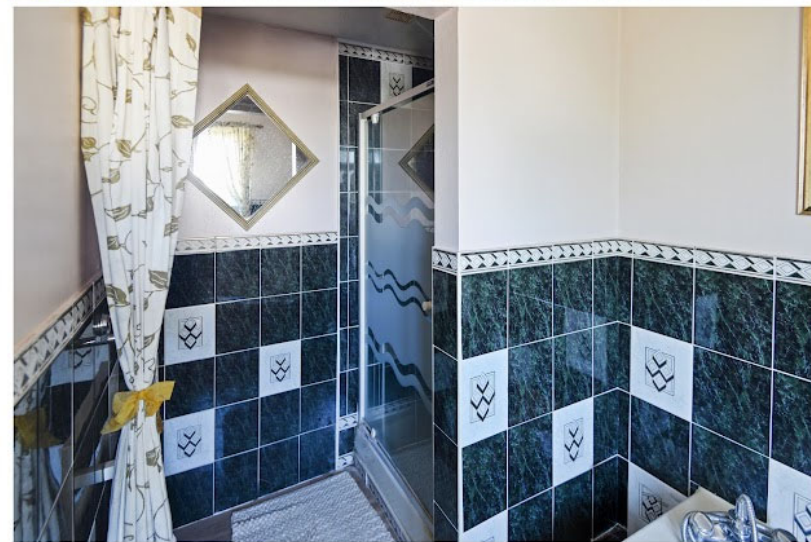
APPROX. GROSS INTERNAL FLOOR AREA 169 SQ M / 1819 SQ FT
13 WINWOOD DRIVE



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



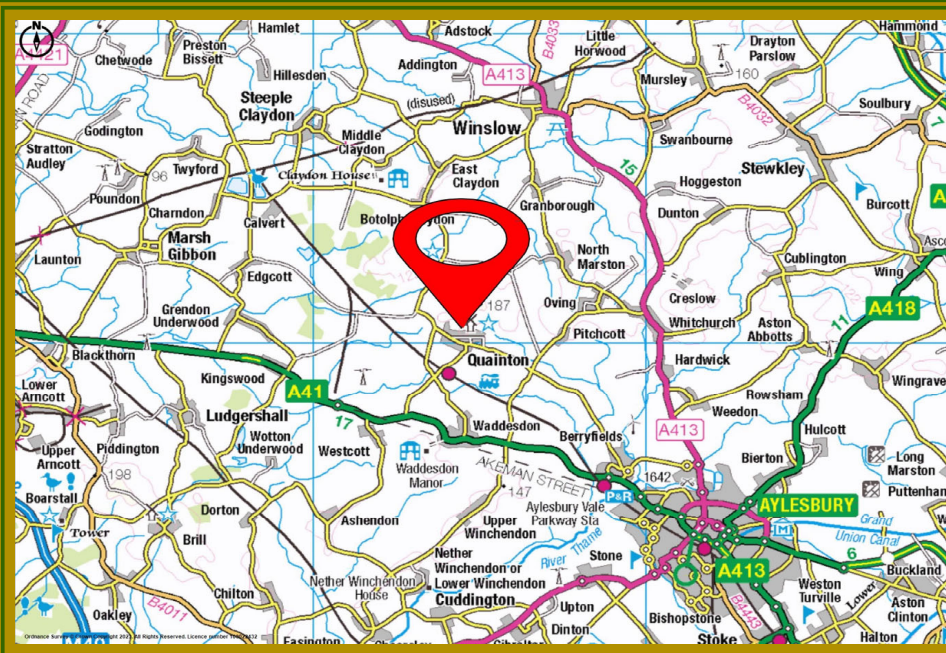




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- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within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