

Styles Barn, 3 Klee Close, Quainton,
Buckinghamshire, HP22 4AF

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY

Aylesbury approx. 6 miles (Marylebone 55 mins), Bicester approx. 10 miles, Milton Keynes approx. 12 miles.
Styles Barn, 3 Klee Close, Quainton, Buckinghamshire, HP22 4AF

A WONDERFUL CONVERTED BARN AT THE VERY EDGE OF THE VILLAGE WITHIN A SMALL EXCLUSIVE SETTING

Hall, Cloakroom, Kitchen/Dining Room, Sitting Room, Living Room, Study, 4 Bedrooms (1 Ensuite), Bathroom. Wrap Around Gardens. Driveway & Double Garage. EV Charging Point. Charming Pond. 50ft x 40ft Plot with Potential for Garage or Stables

GUIDE PRICE £725,000 Freehold

DESCRIPTION

Klee Close is just three properties built in the old yard to the former listed adjacent farmhouse that's located at the very western edge of the village with a field at the boundary, a field that local residents have bought to prevent any attempts at development. The property owns a plot of land to the right of the entrance to Klee Close and there is the potential to erect a stable or garage here which would then enable maybe a conversion of the existing integral garage into further accommodation.

There are two front doors but we will begin at the hallway where the luxury vinyl tile floor continues into the sitting room. Halfway along the hall is a lovely full length picture window looking over the decking providing great natural light. In the cloakroom are a wc and wash basin and the floor here is tiled as are half the walls. The L shaped living room can be for dining too but the layout does make a perfect area for the piano and the room is double aspect with doors out to a shaded terrace. The living room also benefits from a brick fireplace and cast iron woodburning stove. Beyond is the study. The aforementioned sitting room is a very comfortable size and has doors out to the rear garden. The kitchen/dining room is fitted with a bespoke selection of beech units that have some beautiful detailing. The worktops are a granite effect and the flooring limestone. Spaces are available for an American larder fridge/freezer and dishwasher and remaining is the excellent Rangemaster cooking range with a 5 burner gas hob, 2 fan assisted ovens and a grill. The second front door is in the corner and again this is a dual aspect room.

The staircase is a U design and on the landing beneath the velux window is an alcove for possibly a desk. The main bedroom has a smart ensuite comprising a contemporary sink and drawers unit, metro tiling and a shower cubicle with overheard rainfall and handheld showers. Of the three other bedrooms two are excellent doubles and the smallest a very decent single, the two doubles having a delightful view to the pond and fields. The bathroom like the ensuite is attractively presented with a white suite of short bath, wc and sink atop a vanjty cupboard. The independent black frame shower again has handheld and overhead rainfall shower options.

OUTSIDE

The north facing garden is made up of a large decked terrace and a sleeper retained flower bed that hosts few trees and shrubs. The lawn then wraps around the end of the barn to a paved seating area that sits underneath an arbour draped in a mature honeysuckle.

Dotted around are two wood stores and a timber shed.

The block sets driveway affords two vehicles and there is an integral double garage, said garage has an up and over door, power and lighting. An EV charging point has been installed.

To the side of the driveway is a little patch of lawn and the historic pond that is fed from the hills and drains into the nearby stream.

On the other side of the track into Klee Close is a detached plot of ground measuring approximately 50ft x 40ft that belongs to Styles Barn. Written into the covenants on this land it states there is permission to erect single storey stabling for 2 horses or a garage for 2 cars although of course planning consent would need to be obtained from the local authority. It should be noted that the conservation area ends at the pond thus this land falls outside the conservation area.

The immediate field that borders Klee Close buffering it from the open countryside was bought by half a dozen neighbouring residents to prevent any development being sought in the future so a high degree of protection has been secured.

COUNCIL TAX - Band G £4,184.40 per annum 2025/26

SERVICES - Mains electricity, water, drainage. Oil fired central heating. LPG bottles to cooking range.

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.







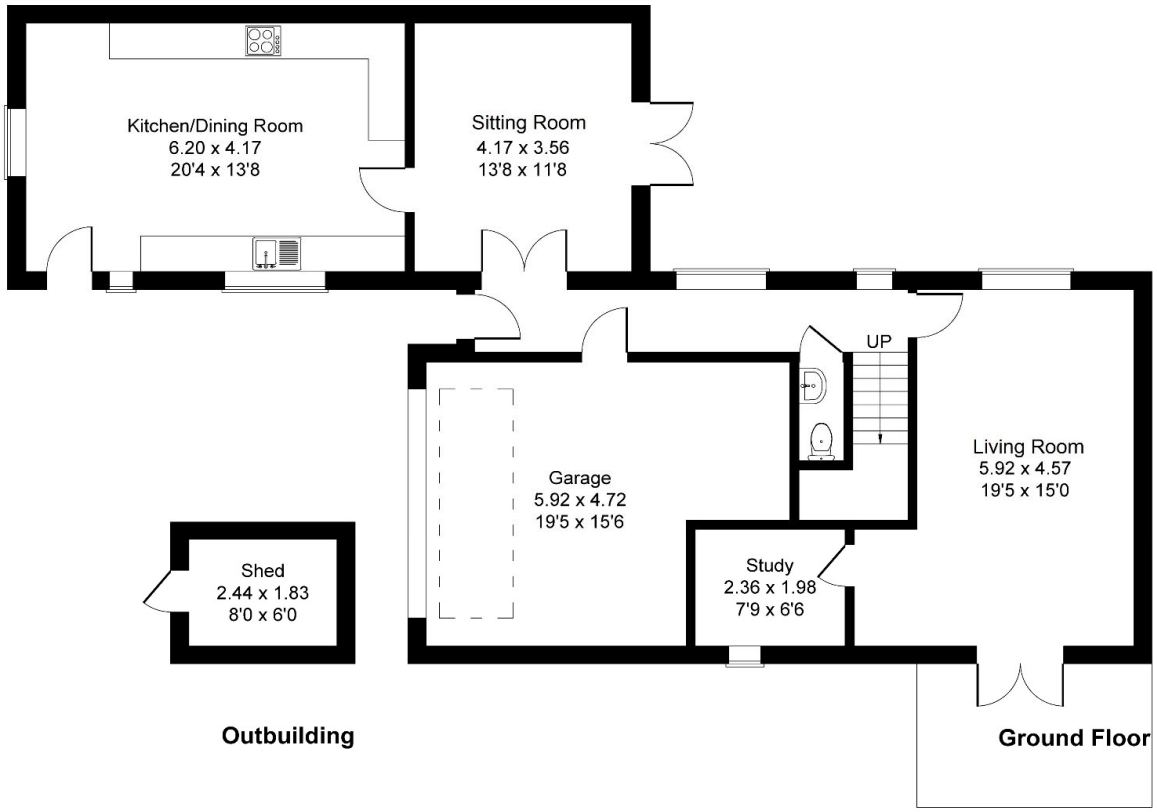

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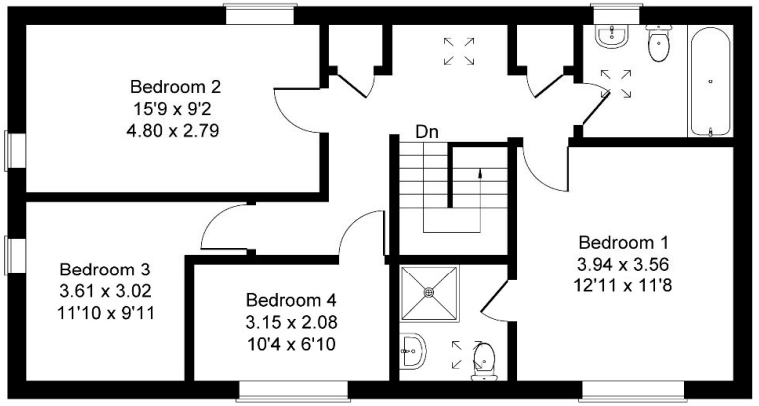
Styles Barn

Approximate Gross Internal Area = 184.08 sq m / 1981.42 sq ft
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



Outbuilding

Ground Floor



First Floor


















View from bedrooms 2 & 3









IMPORTANT NOTICE

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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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74 High Street, Waddesdon,
Buckinghamshire HP18 0JD
Tel: 01296 658270 Fax: 01296 658272
E-mail: info@whumphries.co.uk

Website: www.whumphries.co.uk

primelocation.com