



Set within the heart of a picturesque Buckinghamshire village, this beautifully enhanced three bedroom cottage seamlessly blends timeless character with contemporary elegance. Original period features are thoughtfully preserved and complemented by stylish upgrades, creating a home of both distinction and comfort. The characterful layout and multi-level accommodation create a unique and inviting atmosphere with wonderfully versatile living spaces, adaptable for family life, entertaining, or working from home.

There is a truly warm and welcoming environment throughout and direct access to scenic countryside walks from the rear of the village ideal for outdoor enthusiasts.

This property has been thoughtfully improved over the years to combine period charm with modern convenience and design. Notable upgrades include:

- Bespoke Simon Taylor-designed bathroom, crafted with high-end finishes and attention to detail.
 - Garden landscaped to create a stylish seating area with low-maintenance Astroturf, ideal for entertaining and family use.
 - Installation of premium R9 double-glazed windows and doors in the Kitchen and Garden Room, enhancing energy efficiency while preserving traditional aesthetics.
 - Elegant Ted Todd herringbone wood flooring fitted in the Dining and Sitting Room, adding a timeless touch of sophistication.
 - Comprehensive Kitchen refresh including new cabinet doors, worktops, and integrated appliances for a sleek, modern finish. The kitchen is equipped with a selection of high-quality appliances that will remain with the property: Smeg Oven, AEG Induction Hob, Miele Dishwasher, Bosch Integrated Fridge & Freezer
- Please note: The Jotul F3 woodburner is not included in the sale but may be available through

separate negotiation.

Location;

The ever popular village of Quainton is nestled in the rolling countryside of Buckinghamshire, approximately 45 miles north-west of London. A quintessentially English village steeped in rural charm and history, it offers a tranquil escape from the hustle and bustle of modern life. The village is known for its traditional English character, with thatched cottages, period houses, and a leafy village green that give it a timeless, storybook feel. One of the standout features of Quainton is the Quainton Windmill, a beautifully restored 19th-century structure that stands as a proud local landmark and offers panoramic views of the surrounding landscape. The Quainton Railway Centre is another highlight, drawing railway enthusiasts from far and wide with its collection of vintage locomotives and heritage train rides. The parish church, with its striking architecture and centuries-old history, adds to the village's cultural and historical significance. With a strong community spirit, it offers a local pub, a village school, coffee shop, village store and seasonal events bringing residents and visitors together. Quainton is surrounded by picturesque countryside offering a scenic and peaceful environment for outdoor activities, such as walking, cycling, and exploring the natural beauty of the area.

With its convenient location off the A41 between Bicester and Aylesbury there is easy access to the M40 and access to excellent rail links to London Marylebone (within an hour). This convenient location makes it easy to access modern amenities while still enjoying the serenity of village living. Also within easy reach there is a wide selection of excellent schools, both state and independent. Local private schools include Ashfold School, Swanbourne House School, Akeley Wood School and Stowe School. The property is also in catchment for the highly regarded Waddesdon Church of England Secondary School and Aylesbury's renowned Grammar Schools.





Additional information:

EPC - Energy Rating D

Flood risk (according to Gov.uk website)

Surface water - Very Low

Rivers and the sea - Very low

Flooding from groundwater is unlikely in this area.

Flooding from reservoirs is unlikely in this area.

Covenants: The vendor has not made us aware of any known covenants nor restrictions relating to the property.

Broadband type: Cable

Standard - Highest Download 16 Mbps Highest Upload 1 Mbps

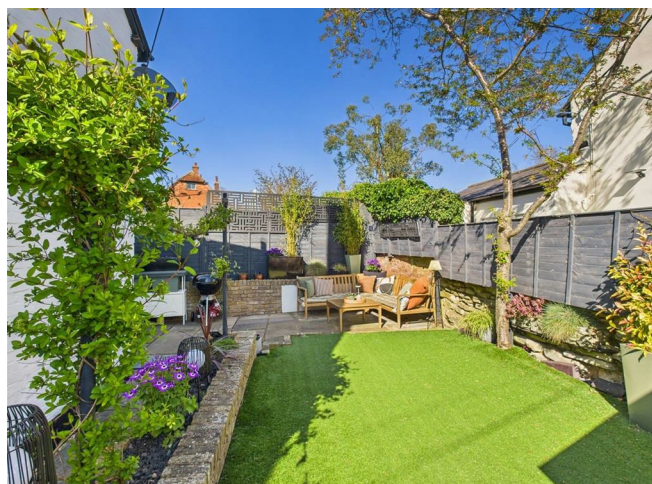
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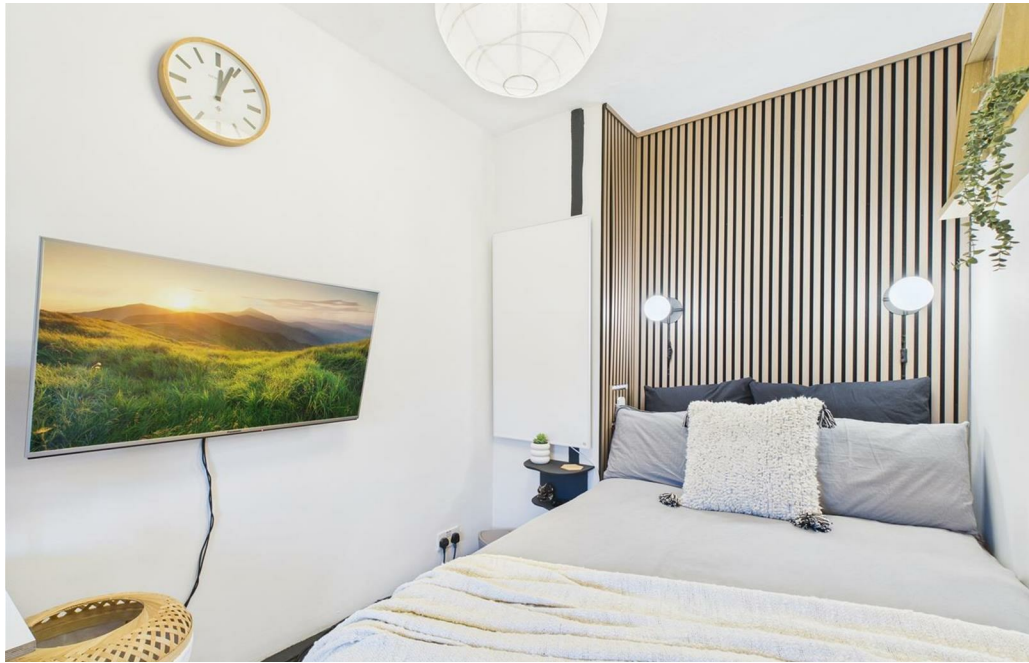
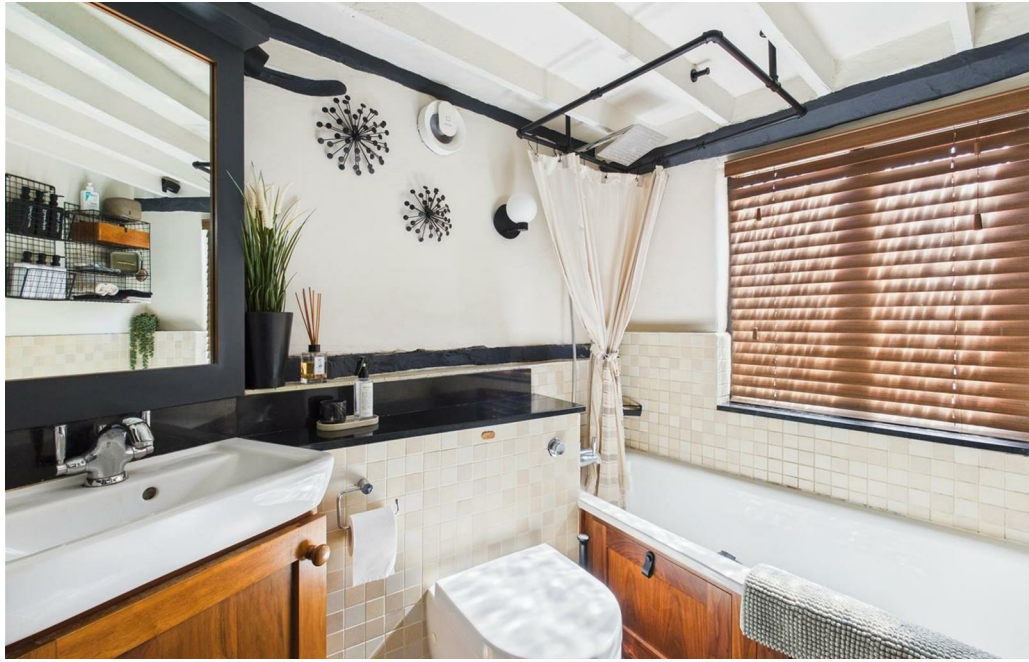
Ultrafast - Highest Download 330 Mbps Highest Upload 50

Mbps

Networks in your area: Openreach

See Ofcom checker for more details







Ground Floor



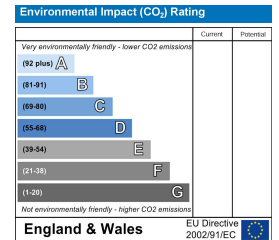
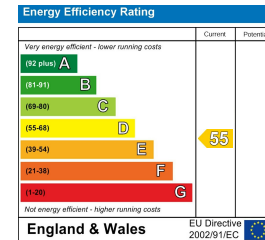
Floor 1

Approximate total area⁽¹⁾

1098 ft²
102 m²

Reduced headroom

10.43 ft²
0.96 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

