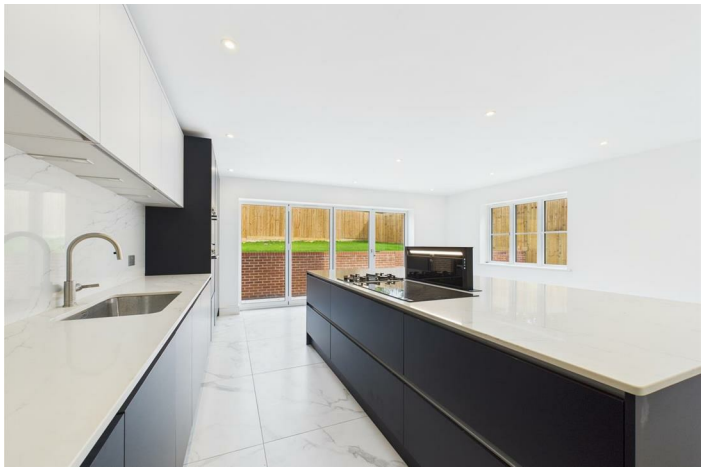






LOWER STREET, QUAINTON, AYLESBURY

PRICE GUIDE £805,000

FREEHOLD

A brand new five bedroom detached home in the sought-after village of Quainton, within the desirable Waddesdon school catchment. Built to a high specification throughout, this thoughtfully designed property is perfect for a growing family. The spacious layout includes a large kitchen/diner, living room, study, utility and cloakroom. Upstairs offers five well proportioned bedrooms, with two en suites and a modern family bathroom. Outside, the property benefits from a rear garden, garage and driveway parking, making it an ideal family home in a picturesque village setting.

GEORGE DAVID

LOWER STREET

• BRAND NEW FIVE BEDROOM DETACHED HOUSE • PICTURESQUE VILLAGE OF QUAINTON • SOUGHT-AFTER WADDESDON SCHOOL CATCHMENT • BUILT TO A HIGH SPECIFICATION THROUGHOUT • STUNNING KITCHEN/DINER WITH SIEMENS INTEGRATED APPLIANCES • LANDSCAPED REAR GARDEN • GARAGE AND DRIVEWAY • TOP FLOOR DEDICATED TO MASTER BEDROOM • TWO EN SUITE'S & FAMILY BATHROOM • STUDY, UTILITY & CLOAKROOM





LOCATION

The village of Quainton is situated approximately 7 miles from Aylesbury and has its own popular village primary school as well as being situated within the catchment area for the highly regarded Waddesdon C of E Secondary School.

The village itself has a real sense of community and at the heart of that is a picturesque village green with a grocer, local shop village pub. At the top of the green there are views of historical landmark Quainton Windmill and further around the corner is the village church. Local rail links can be found close by at Aylesbury Parkway which is approximately 5 miles away. Nearby Aylesbury has a full range of shopping and facilities. Junction 9 of the M40 is approximately 14 miles away.

ACCOMMODATION

On entering, the welcoming hallway provides access to all principal rooms and includes a useful storage cupboard and stairs rising to the first floor. The ground floor benefits from underfloor heating throughout. To the front of the property is a study, ideal for home working, and a cloakroom.

The dual-aspect living room is a standout feature, with a bay window to the front, a feature log burner, ceiling spotlights, and bi-fold doors opening to the rear garden, flooding the space with natural light.

At the heart of the home is the stunning kitchen/diner, fitted with sleek cabinets and quality worktops, complemented by Siemens integrated appliances. A central kitchen island incorporates both an induction and gas hob with a downdraft extractor fan, creating a perfect space for cooking and entertaining. The dining area enjoys bi-fold doors to the rear garden, seamlessly blending indoor and outdoor living. A separate utility room offers further storage and space for a washing machine and tumble dryer.

The first floor hosts four well proportioned bedrooms, including a guest bedroom with a stylish en suite shower room. A contemporary four-piece family bathroom serves the remaining bedrooms.

The top floor is dedicated to the master suite, offering a peaceful retreat with a spacious bedroom and modern en suite.

Externally, the property features a landscaped rear garden with a paved patio area and steps leading up to a lawn, perfect for family use and entertaining. To the front, there is a block paved driveway providing parking for multiple vehicles and access to the garage.

This outstanding home offers a rare opportunity to acquire a luxurious, move-in-ready family home in a desirable village setting, with excellent local amenities

and outstanding schooling nearby.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

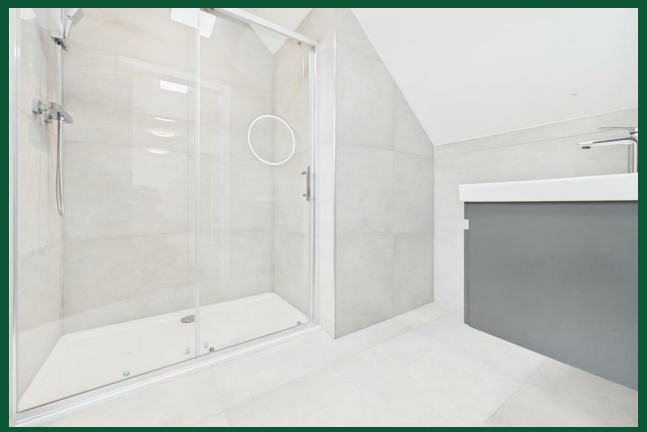
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

LOWER STREET















LOWER STREET

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2402.00 sq ft

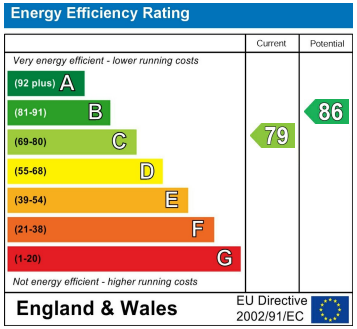
Tenure – Freehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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