



**Oxleys, Shipton Lee, Quainton,
Buckinghamshire, HP22 4DJ**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles (Marylebone 55 mins.), Buckingham 9 miles, M40 8 miles, Leighton Buzzard 10 miles (Euston 36 mins.). (Distances approx.)

OXLEYS, SHIPTON LEE, QUAINTON, BUCKINGHAMSHIRE, HP22 4DJ

A SUPERB PERIOD PROPERTY IN AN EXCLUSIVE RURAL SETTING WITH BEAUTIFUL ACCOMMODATION AND A HALF ACRE PLOT WHICH INCORPORATES A CHARMING MEDIEVAL POND.

Reception Hall, Playroom/Family Room, Sitting & Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, 4 Double Bedrooms (2 Ensuite) Bathroom. Electric Gated Entrance. Driveway and Carports for Parking. Lawns, Pond and Large Decked Terrace.

GUIDE PRICE £825,000 Freehold

HISTORIC NOTES:

Oxleys dates back to 1724 and once formed part of Grange Farm, a Domesday manor granted before 1146 to Thame Abbey. The manor was then owned by the Dormer family and subsequently passed to Corpus Christi college, Oxford. Earthworks show the grounds contained a flight of medieval fishponds, one of which can still be found in the grounds of Oxleys. In 2016, the stable block was converted to a contemporary home retaining many original features.

DESCRIPTION

Nestled in a stunning rural landscape between Quainton and the hamlet of Doddershall. Oxleys is a beautifully converted stable block, formerly serving Grange Farm, and is one of a small enclave of prestigious properties. The rear of the house enjoys a southerly aspect alongside stunning views to Brill and Lodge hills, with the iconic towers of Waddesdon Manor visible.

INSIDE

Internally, Oxleys retains many original features including a stall partition in the sitting/dining room, vaulted ceilings, exposed beams, and handmade ironwork window openings.

A large front door leads into a tiled open hall, off which leads a solid oak staircase, a spacious cloakroom and a generous utility room, equipped with Bosch white goods and a Rangemaster sink. To the right of the hall is a sizeable

reception room with a variety of potential uses such as a playroom, snug, study or TV room. Left of the hall is an impressive sitting and dining room that oozes character with a tall woodburning stove, a charming low door to the front, and the original timber stall partition.

The kitchen/breakfast room is equally striking, showcasing extensive beams and an arched doorway to the dining room. It is fitted with a comprehensive range of shaded white, soft-close units, which are complemented by white quartz worktops. Integrated are a Neff fridge/freezer and Neff dishwasher, as well as a Rangemaster cooking range and Neff extractor hood.

The upstairs accommodation comprises four comfortable double bedrooms, two with built-in wardrobes and contemporary en-suite shower rooms, and a sizeable family bathroom. The two front bedrooms enjoy scenic views of the Quainton Hills and the two rear bedrooms overlook pleasant open countryside. Three of the bedrooms benefit from vaulted ceilings and two loft spaces are accessible from the main landing and master bedroom.

The joinery is oak throughout the house, with solid oak doors, flooring, skirting and deep windowsills. The ground floor benefits from underfloor heating for added comfort.

OUTSIDE

At the entrance are secure wrought iron electric gates ahead of a gravel driveway to Oxleys and its neighbour. Parking is available on the driveway and within the two large carports. These carports are equipped with lights and power, making them suitable for charging electric vehicles. Notably, the rear elevation of the property retains the original pulley hook that was used to hoist hay into the hayloft.

Across the driveway are the gardens and medieval pond. In one corner is a really delightful place to sit and relax upon the substantial composite deck terrace and arbour. The pond, stocked with koi and grass carp, is fenced and bordering half the pond is a very healthy swathe of lawn. The plot extends to just over half an acre and is dotted with mature trees on the boundaries, a truly picturesque haven.

COUNCIL TAX BAND – G £3,916.91 per annum 2025/6

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, café, motor repairs, a general store and post office, and there are many clubs and societies. The sports ground features a football pitch, tennis courts, 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 Railway, reaching London Marylebone in under an hour from Aylesbury. London Marylebone is

also accessible from Haddenham and Thame Parkway, a short drive away. 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

Village Pre-School and Primary School at Quainton (Ofsted - Good).
Waddesdon Secondary School (Ofsted - Outstanding).
Preparatory schools at Ashfold, Swanbourne and Oxford.
Public schools at Stowe, Berkhamsted and Oxford.
Grammar Schools at Aylesbury and Buckingham.

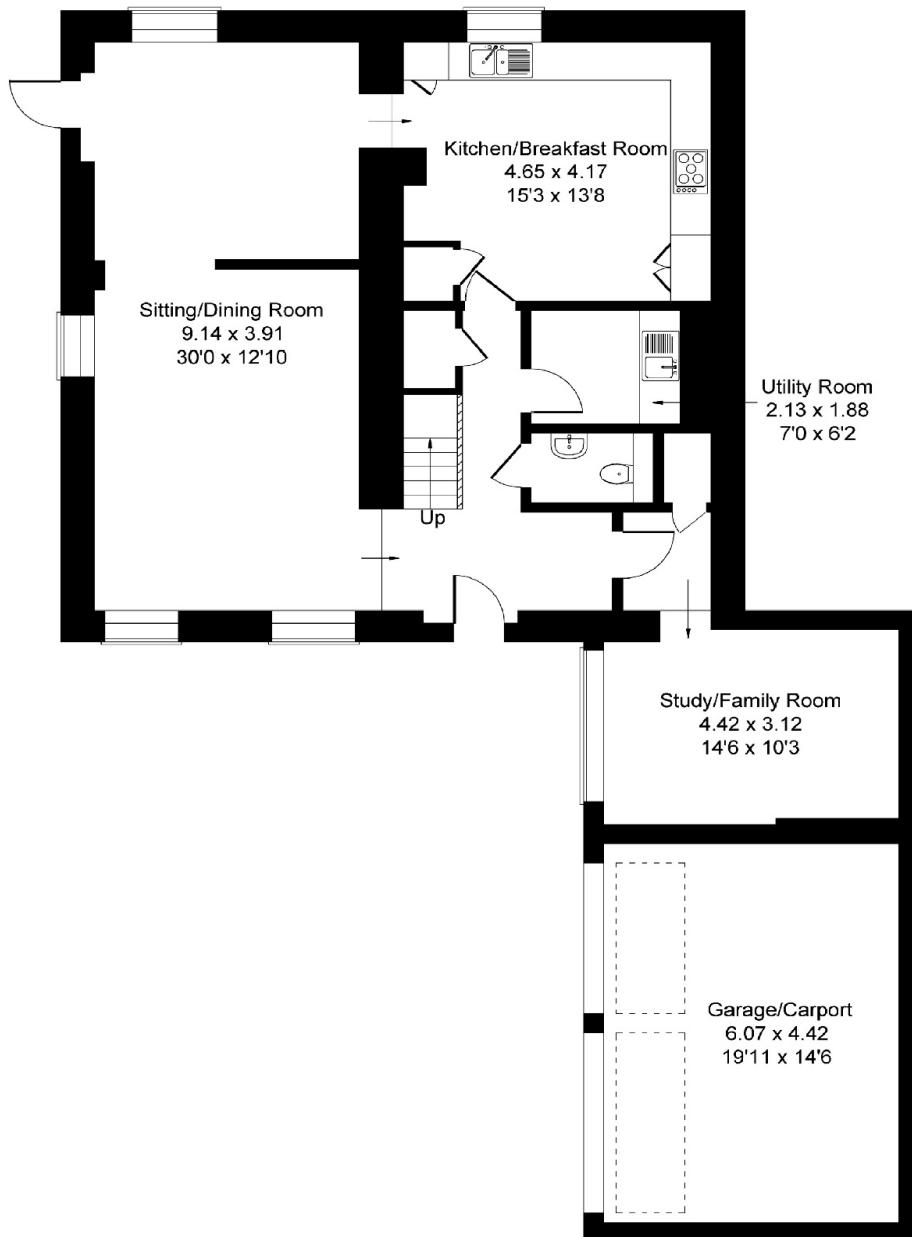
VIEWING - Strictly via the vendors agent W Humphries Ltd

SERVICES

Mains electricity and water. Private drainage. LPG fired central heating.



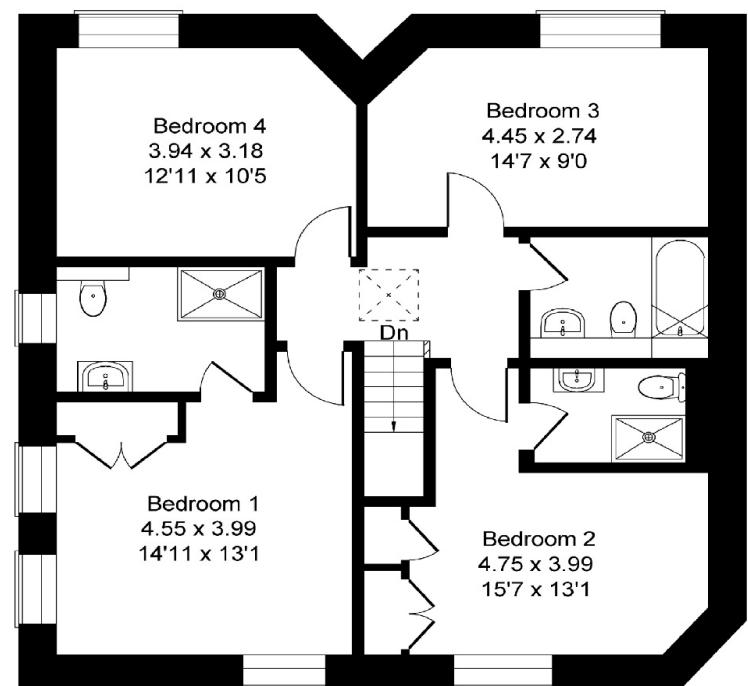




Ground Floor

Oxleys
 Approximate Gross Internal Area = 177.82 sq m / 1914.12 sq ft
 Garage = 26.94 sq m / 290.00 sq ft
 Total = 204.76 sq m / 2204.12 sq ft

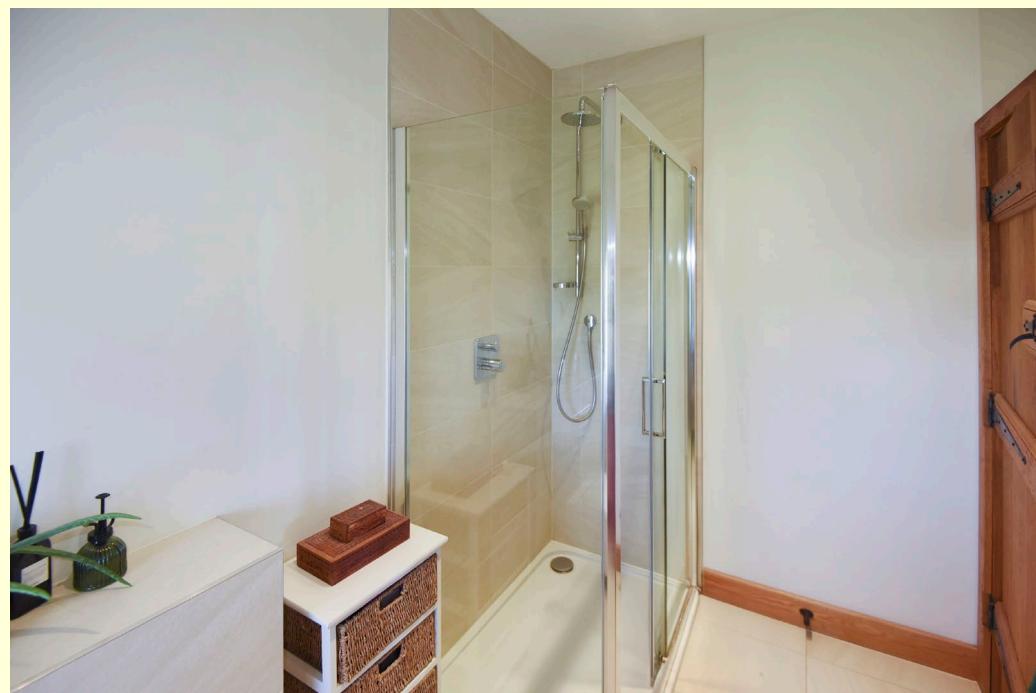
Illustration for identification purposes only,
 measurement are approximate, not to scale,
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First Floor









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IMPORTANT NOTICE

