



The Old White Lion, 14 Church Street,
Quainton, Buckinghamshire, HP22 4AP

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 6 miles (Marylebone 55 mins.), Bicester approx. 10 miles, Milton Keynes approx. 12 miles, London approx. 45 miles
THE OLD WHITE LION, 14 CHURCH STREET, QUANTON, BUCKINGHAMSHIRE, HP22 4AP

THE OLD WHITE LION, NOW A SUBSTANTIAL FAMILY HOUSE IN A SOUGHT AFTER STREET. GARDEN, YARD AND LARGE RANGE OF OUTBUILDINGS INCLUDING A BARN WITH PLANNING IN PRINCIPLE TO BE CONVERTED INTO A SEPARATE DWELLING.

4 Reception Rooms, 5 Bedrooms, 2 Bathrooms. Southerly Garden. Hardstanding Yard. 2 Storey Outbuilding, Garage and Workshop. Detached L Shaped Barn and Orchard.

GUIDE PRICE £900,000 Freehold

HISTORIC NOTES

Number 14 Church Street is the former White Lion Inn, first mentioned in the rates in 1839 which is when the building likely dates from. Sold by the brewery in 1974 the establishment was delicensed in 1968 and for nearly a hundred years starting in 1859 the first floor of the building was used as a large club room by the 'Independent order of oddfellows', of the Manchester unity friendly society. The pub was known for the beer being served directly off the barrels in the cellar with no pumps, the last landlord did not have the steadiest hand reputedly and by the time he appeared from the cellar steps with an order a quarter of the ale in the pint pot had been lost to the floor.

DESCRIPTION

The property now is a spacious and substantial home, a tad rambling yet it retains a cosy feel. There is a pleasant garden and a big yard which contains an excellent range of outbuildings including a detached barn that has planning in principle approved to be converted into a separate dwelling.

The original building has been extended and the old entrance now replaced with a window thus the main door is tucked down the side of the property beneath a porch. From here is the hall and staircase and ahead a door into the sitting room and where the core of the pub would have once been. There is a central ceiling beam and the handsome inglenook fireplace remains hosting an equally handsome and hefty French made Godin Colonial woodburning stove. Elegant twin doors head into the lobby and there is another door to the kitchen.

The cellar is accessed from the side of the inglenook, said cellar a dry room with head height of approximately 5ft 6 inches. In the kitchen are white units and solid wood worktops. Oven and a grill are built in, as is a halogen hob, and spaces are provided for a fridge/freezer and a dishwasher (plumbing in situ). The kitchen opens to the dining room that looks over the garden. There is a study off the other end of the hall and that feeds into the lobby, connecting you back to the sitting room and kitchen. A big utility room contains the boiler, a sink and cupboards and the cloakroom has a wooden thunderbox style toilet and high level cistern. Finally you come to a lovely garden room with a woodburner in the corner, a picture window and sliding doors to the terrace.

Upstairs a landing serves all the bedrooms and has a spur to the left, there are two possible nooks for a desk to be situated. Across the front are two bedrooms, a double and decent single, each have wardrobes and a third bedroom, another double, is on this landing and all these are serviced by a sizeable bathroom. You could argue the bathroom is dated however there is something very chic about it, the wash basin stands on a pretty curved vanity unit and the nice deep bath has a solid carved timber panel. The wide shower cubicle is fully independent and there is a hand held and overhead rainfall shower. From the left corridor are a further single bedroom, a second bathroom and then what would be considered the main bedroom, which is of excellent proportions with a pine clad ceiling and fitted wardrobes. The dual aspect peeks above the Quanton chimney pots to Lodge Hill where Waddesdon Manor resides. In the corridor up to the bedroom are a long wall of cupboards.



OUTSIDE

The garden comprises terraces of granite sets and paving interspersed with an abundance of plants and flowers. A pond is in the far corner and there are a few trees. It boasts a sun bathed southerly position.

Beyond the garden are steps down to an extensive area of hardstanding and effectively a yard accommodating much parking as the vehicular access to the house comes in here between the outbuildings.

One block is formed by a two storey building and then two single storey buildings, the latter a garage and a possible workshop. These are all block built, the two storey building having a pitched, slate roof. Power and light connected.

Opposite is an L shaped timber barn, roughly half open bay sheds and half enclosed space. The barn has planning in principle granted for conversion into a separate dwelling. It would have its own parking and orchard garden and it splits neatly away from the main house. To see the planning information go to the Aylesbury Vale Council planning portal and search the reference: 25/02276/PIP

COUNCIL TAX – Band G - £4,184.40 2026/27

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.

SERVICES - Mains water, drainage and electricity. Oil fired central heating. In 2004 Smart Energy Systems installed a solar panel hot water heating system which provides a great deal of the houses hot water needs.

VIEWING – Strictly via the vendors agent W Humphries Ltd



14 Church Street

Approximate Gross Internal Area = 218.43 sq m / 2351.17 sq ft

Outbuilding = 63.56 sq m / 684.18 sq ft

Barn = 78.78 sq m / 848.22 sq ft

Total = 360.77 sq m / 3883.57 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale,
produced by The Plan Portal 2026.





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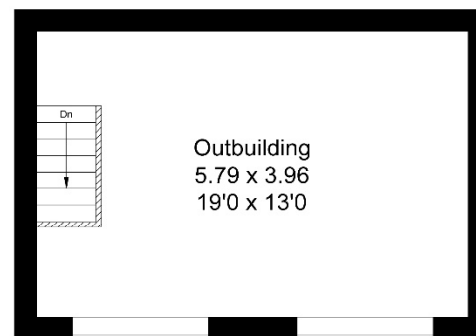
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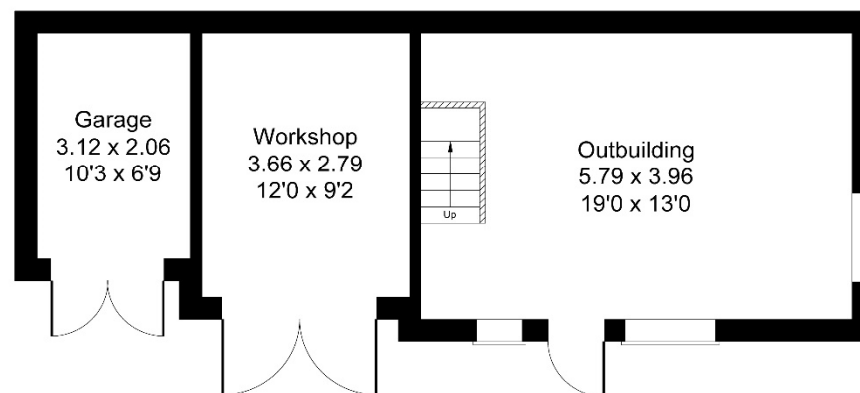
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Outbuilding First Floor



Outbuilding Ground Floor

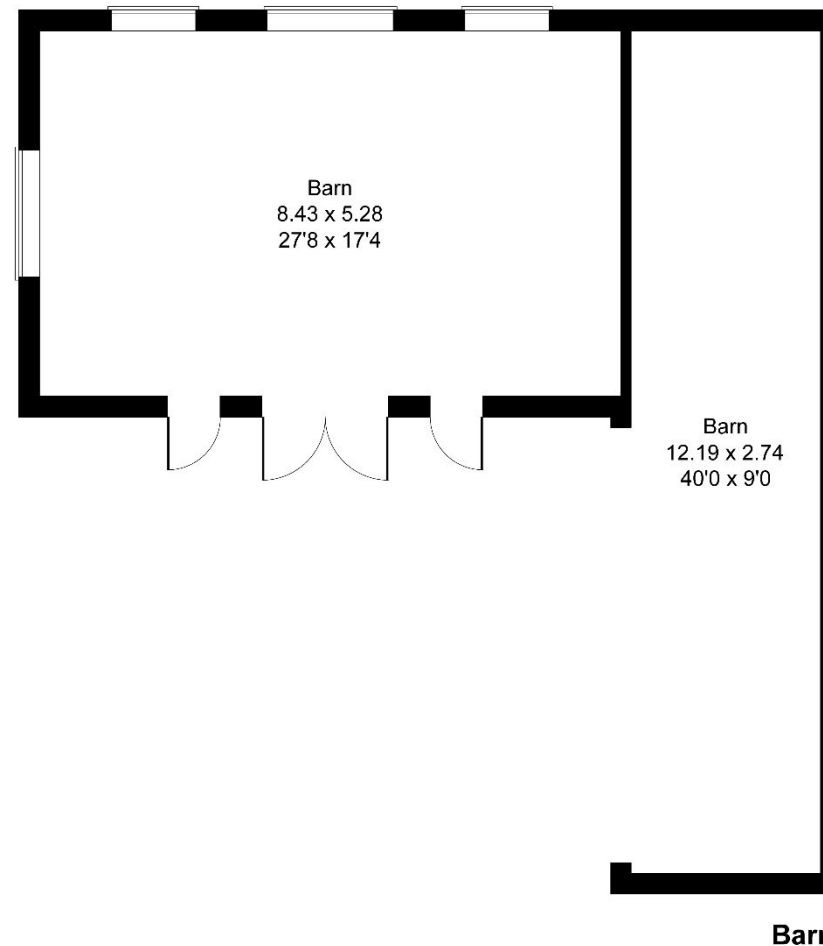
Planning in principle was granted in August 2025 to convert the barn into a residential dwelling. Please note this is planning in principle and detailed planning will need to be obtained requiring technical drawings and further reports being obtained.

The location is excellent, hidden away down a private access drive sitting in the grounds of the former White Lion Inn which stands on Church Street in Quainton, a highly regarded situation atop the village just along from the church.

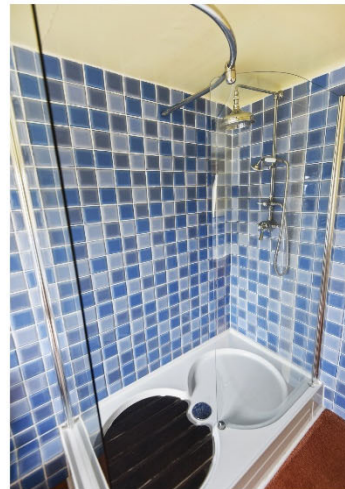
The barn will have its own parking area and garden space, the garden currently an orchard with a variety of mature fruit trees. The existing footprint of the barn is around 850 sq ft or 79 sq metres and it has been suggested a single storey or one and a half storey 3 bedroom property be created with the demolition of the barn and a newly built replacement which is slightly larger than said current footprint.

The provision of services have not been finalised but mains electricity and water are nearby. No mains gas is available in the village thus the heating would likely be oil or electric. The barn nestles in a small dip which slopes away from the mains sewer which would suggest a private sewage treatment system would need to be installed.

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- 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.
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