



## LOWER STREET, QUANTON, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £500,000  
FREEHOLD

A charming three bedroom period property located in the popular village of Quainton, within the catchment area for the highly regarded Waddesdon School. Full of character throughout, the home retains original features including exposed beams and benefits from a fascinating history, having previously been a village sweet shop. The accommodation comprises a welcoming living room with a working open fireplace, a separate dining room, kitchen and conservatory. Upstairs are three bedrooms and a family bathroom. Externally, the property offers a good-sized garden, a garage and off-road parking, making this an appealing village home combining charm, space and practicality.



## LOWER STREET

• VILLAGE OF QUAINTON • CHARACTER FEATURES  
THROUGHOUT • THREE BEDROOM PERIOD  
PROPERTY • GOOD-SIZED REAR  
GARDEN • AVAILABLE FOR THE FIRST TIME IN 40  
YEARS • MULTIPLE RECEPTION  
ROOMS • CATCHMENT FOR WADDESDON  
SECONDARY SCHOOL • REAR ACCESS TO THE  
ALLOTMENTS • GARAGE AND OFF ROAD PARKING



### 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

The property is entered into a welcoming living room, featuring a working open fireplace that creates a warm and inviting focal point. Stairs rise to the first floor, while an opening leads through to the dining room, providing an ideal space for family meals. The kitchen offers ample worktop and cupboard space, with room for a range of appliances, and flows through to a bright conservatory. The conservatory enjoys views over the garden and benefits from doors opening directly onto the rear patio, seamlessly blending indoor and outdoor living.

To the first floor are three well proportioned bedrooms, each continuing the property's characterful feel, along with a family bathroom.

Outside, the rear garden is a particular highlight, featuring a large patio area ideal for outdoor dining. Beyond this lies an expanse of lawn interspersed with small trees, plants and shrubs, creating a pleasant and private setting. Gated side access leads to the side of the property, and there is also rear access to the allotments. Further benefits include a garage with an electric roller door, as well as off-road parking, completing this attractive village home.

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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1221.00 sq ft

**Tenure** – Freehold





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1221 ft<sup>2</sup>  
113.4 m<sup>2</sup>

Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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