



Church Street, Quainton, HP22 4AW

Guide Price £650,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A truly beautiful, detached house with lovely light accommodation in a fabulous village setting. No onward chain. This Grade II listed house, packed full of character is believed to date from 1704. The sitting room has a wood burner and shuttered slash hung windows, there is a large kitchen/dining room, a rear lobby and a study with cloakroom off, the upper floors offer four bedrooms, a bathroom and a cloakroom, there is also a cellar. Many of the upper floor rooms have attractive views. Outside there is a private attractively set out garden, a further courtyard area and off road parking for two vehicles with a car charging point.





## Key Features

- Truly beautiful detached house
- Lovely light accommodation
- Fabulous village setting
- Packed full of character
- Four beds, one bathroom and two further WC's
- Cellar
- Landscaped gardens
- Delightful village with amenities
- No onward chain



## The Location

Superbly situated close by the church and near to amenities in this lovely village. Quainton offers a primary school, a public house and a village shop, it lies in catchment for Grammar Schools and for Waddesdon School for which there are buses. Quainton is surrounded by glorious countryside and is easily accessible to Aylesbury (around 7 miles) which provides for all everyday needs. Mainline railway services are also available here.

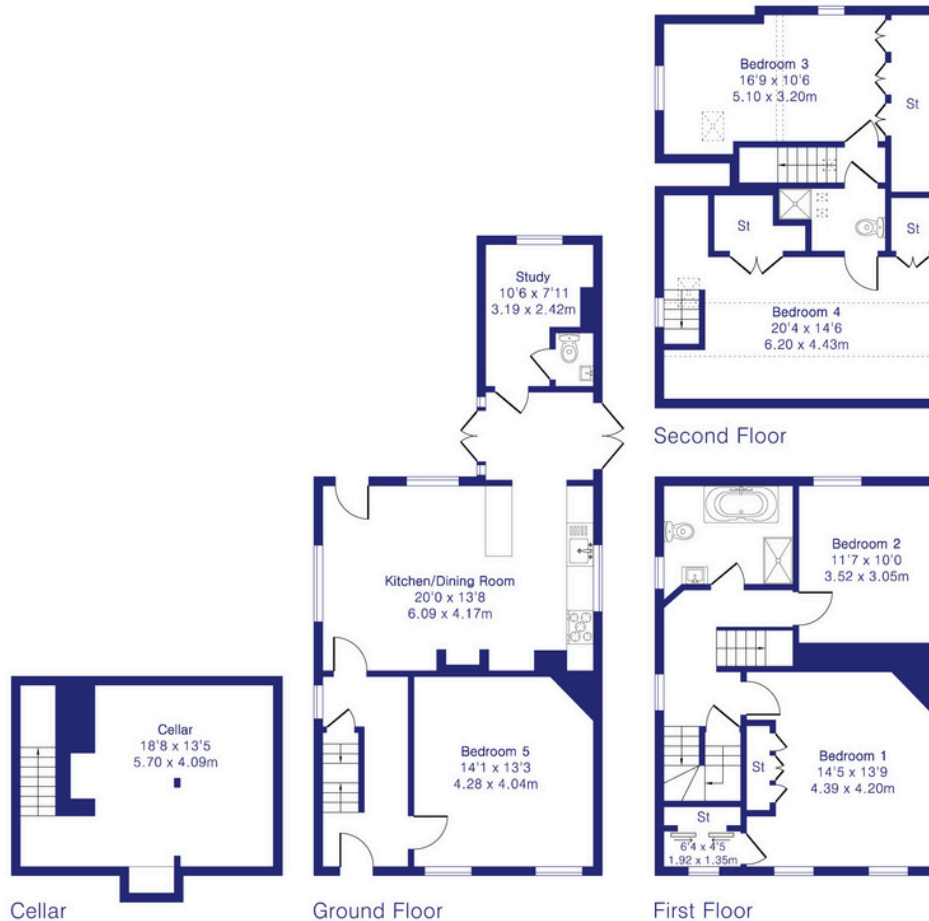
### MATERIAL INFORMATION

A traditionally constructed detached period house Grade II listed and in a conservation area. Mains; water, drainage and electricity are connected. Heating; oil fired central heating to radiators. Broadband - likely availability for both standard and super fast broadband according to Ofcom. Likely predicted Mobile phone availability according to Ofcom EE and Three, good outdoor and in home, O2 and Vodafone, good outdoor and variable in home. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. HS2 passes to the southwest of the village. Local Authority: Aylesbury Vale District Council -E. EPC - E.



**Approximate Gross Internal Area 2070 sq ft - 192 sq m**

Cellar Area 258 sq ft – 24 sq m  
Ground Floor Area 704 sq ft – 65 sq m  
First Floor Area 562 sq ft – 52 sq m  
Second Floor Area 546 sq ft – 51 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Bicester Office**

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS