



45 North End Road, Quainton,
Buckinghamshire, HP22 4BD

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

45 NORTH END ROAD, QUANTON, BUCKINGHAMSHIRE, HP22 4BD

BEAUTIFUL CONTEMPORARY HOUSE DOWN A NO THROUGH ROAD AT THE EDGE OF THE VILLAGE. LOVELY VIEWS

Hall, Cloakroom, Sitting Room, Impressive Open Plan Kitchen/Dining Room, 3 Bedrooms (1 Ensuite), Family Bathroom. Parking for 3 Vehicles & EV Charging Point. Good Size Garden with Summerhouse/Gym & Shed.

GUIDE PRICE £475,000 Freehold

DESCRIPTION

Built about 5 years ago, a superb house down a no through road on the western edge of the village with excellent views.

The accommodation is beautifully presented and enjoys a great feeling of space. The wide entrance hall has lots of room for coats and boots and underneath the glass balustrade staircase is a cloakroom with a wc and wash basin. At the front is a nice size sitting room that has a bay window then across the back is a wonderful open plan kitchen and dining room benefitting from bi-fold doors along the rear wall onto the garden. The kitchen is dove grey and has soft close units complimented by white quartz backstands and worktop, the latter incorporating a one and a half bowl stainless steel sink with a swan neck mixer tap. Integrated are a dishwasher, fridge/freezer, washing machine, double oven/grill and an induction hob above which is an angled extractor hood.

Upstairs are two double bedrooms and a single bedroom, the principal bedroom similar to the sitting room with a bay window. Both the ensuite and family bathroom have tiled walls and floors, vanity drawers below the wash basins and heated towel rails/radiators. The shower in the family bathroom is over the bath and each shower has a hand held and rainfall shower function.

On the landing is an airing cupboard and the loft hatch provides a ladder, the loft centrally boarded and the under eaves shelved.

OUTSIDE

To enter the close you go through a gap in the mature boundary hedging to a cul de sac of three houses. The driveway comprises grey sets, said grey sets then form the parking down the side of the house for three vehicles.

An EV charger was installed this year.

The frontage is a path flanked by grass and sheltering the door stands a porch. Gated access to the rear.

The back garden enjoys a westerly aspect with black limestone patios either end of the lawn. In the far corner is a timber outbuilding currently configured as a shed and summerhouse/gym. Mains power and lighting are connected and this building could be enhanced with some insulation to create an outdoor office or studio.

Abutting the garden are fields belonging to plant nursery further up the road and the view is woodland. The whole is enclosed by tall wooden fencing.

SPECIFICATIONS

- **Flagstone tile flooring in hall, cloakroom and kitchen/dining room.**

- **Underfloor heating ground floor**
- **LED downlighting to all areas except sitting room and bedrooms 2 & 3**
- **Inset ceiling speaker system in kitchen/dining room, sitting room and main bedroom.**
- **TV points in all rooms**
- **Recently installed EV charging point**

COUNCIL TAX

Band E £3,068.56 per annum 2026/7

SERVICES

Mains water and electricity. Main drainage (pumped to sewer).
LPG supplied from bulk storage tank.

VIEWING

Strictly via the vendors agent W Humphries Ltd

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.





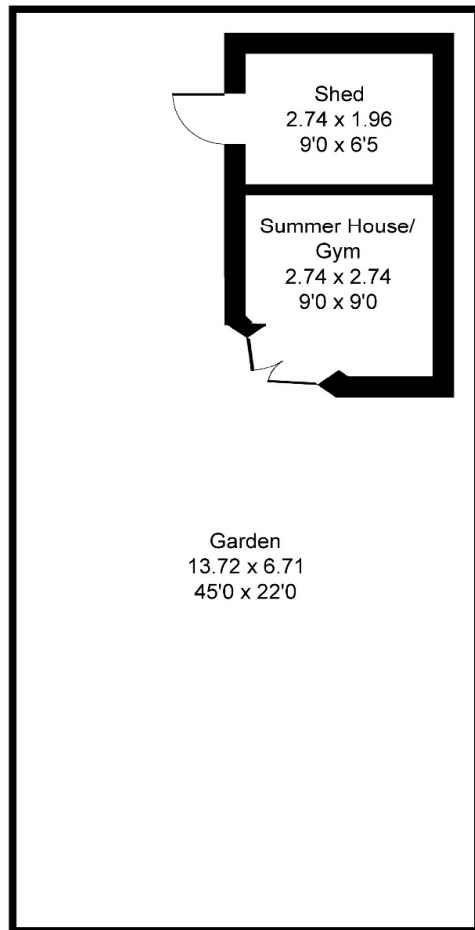
45 North End Road

Approximate Gross Internal Area = 108.26 sq m / 1165.32 sq ft

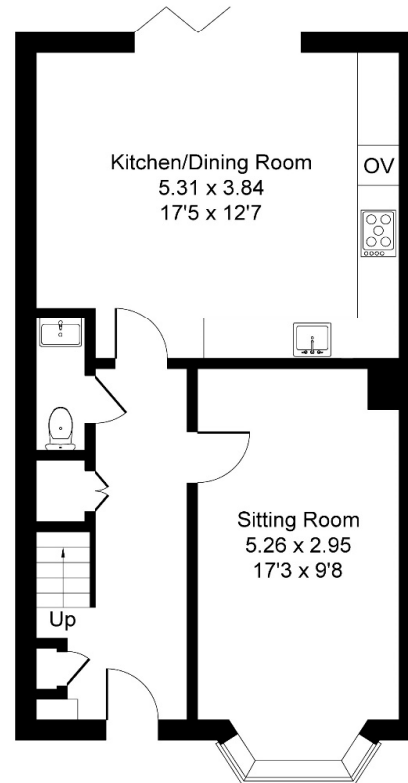
Outbuilding = 12.89 sq m / 138.75 sq ft

Total = 121.15 sq m / 1304.07 sq ft

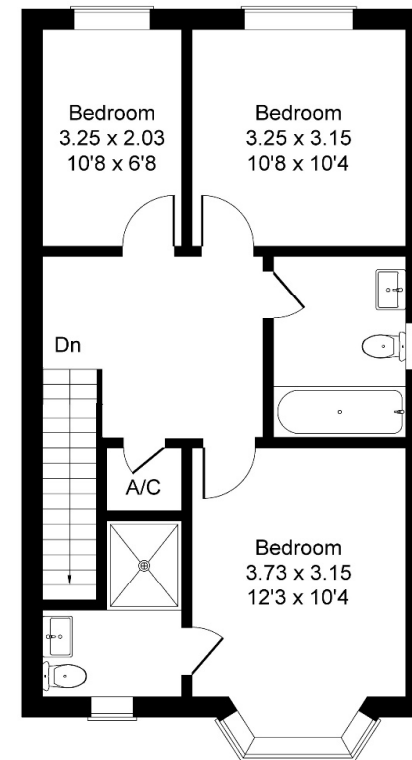
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



Outbuilding



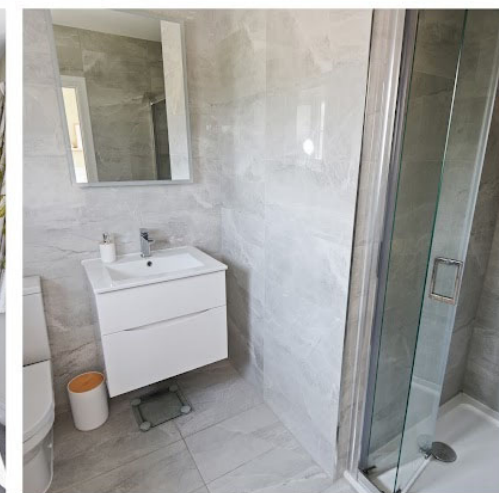
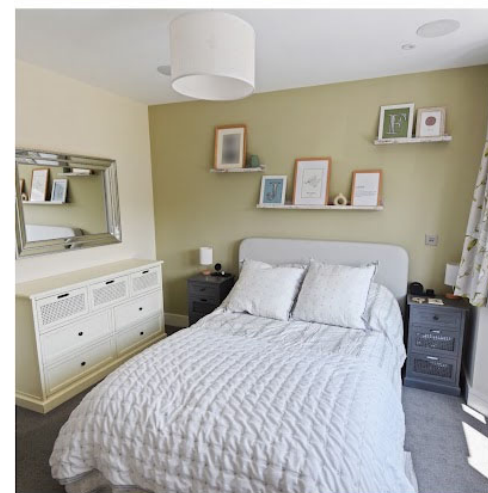
Ground Floor



First Floor







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