

Connells

Quainton Road
Waddesdon Aylesbury

Quainton Road
Waddesdon Aylesbury HP18 0LN

for sale
£180,000







Property Description

Built in 1890 as part of the historic Rothschild estate, this charming cottage showcases attractive mellow brick elevations beneath a traditional slate roof, blending period character with beautifully maintained interiors.

Entering the property, you are welcomed into a cosy sitting room centred around a characterful cast iron wood-burning stove, set within an exposed brick fireplace. A useful built-in cupboard adds practical storage, while a sash-style double glazed window overlooks the front aspect. Beyond, the kitchen offers a vintage-inspired feel, fitted with a range of pine units and worktops, along with spaces for freestanding appliances. Under-stairs storage maximises functionality and provides further room for household essentials.

Upstairs, the generous double bedroom enjoys plenty of natural light through a sash-style double glazed window and benefits from fitted storage including hanging space and drawers. The landing provides access to a boarded loft with lighting and ladder, offering additional storage.

The rear garden is full of character and arranged in separate sections. Immediately outside the back door is a private courtyard, ideal for enjoying the sun, alongside a brick-built utility store housing the washing machine and tumble dryer. A winding pathway then leads to the main garden, where you'll find a lawn bordered by established flower beds, mature trees, a patio seating area, and a garden shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Lounge

Door to front
Window to front
Log burner
Carpet underfoot

Kitchen

Wall and base units
Sink/drainer
Oven
Space for fridge
Tiling underfoot
Door to rear garden
Window to rear
Stairs to first floor
Understairs storage

Bedroom

Window to front
Wooden floor
Radiator

Bathroom

Window to rear
Bathtub with shower overhead
WC
Wash hand basin
Towel radiator

Rear Garden

Suntrap courtyard
Laid lawn
Enclosed fencing
Brick store (washing machine and dryer storage)

PLEASE NOTE: garden itself is private but you do have to walk through neighbouring gardens via a right of way to reach it.

Location

The nearby market towns and villages provide a wealth of historical and interesting places to visit including the local Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the Friars Square Centre in Aylesbury, Milton Keynes and Oxford. The village itself offers a great convenience store with a post office, a popular coffee shop, hairdressers salon, beauticians, a Doctors Surgery, dentist, vet, charity shop, pubs, the Five Arrows Hotel and Chinese takeaway/fish and chips. There are also tennis and bowls clubs. The Greenway is a hardstanding countryside walk that currently runs from Waddesdon to Aylesbury ending up at Aylesbury Vale Parkway train station.

Aylesbury is about 5miles with the Aylesbury Vale Parkway station providing frequent service to Marylebone, just a five minute drive away in Fleet Marston/Berryfields. Haddenham/Thame Parkway station is about 8 miles away, providing rail links to London and Birmingham. The market town of Thame is about 9 miles and Oxford is approx. 26 miles. The M40 motorway beyond gives access to London, Oxford, Birmingham, the M25 network, Heathrow, Gatwick and Luton airports.







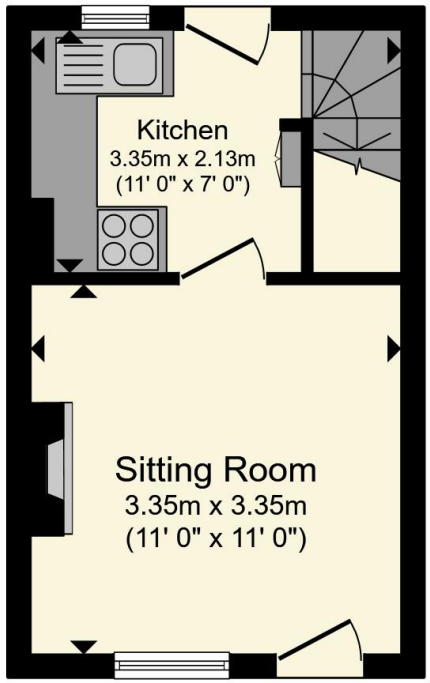




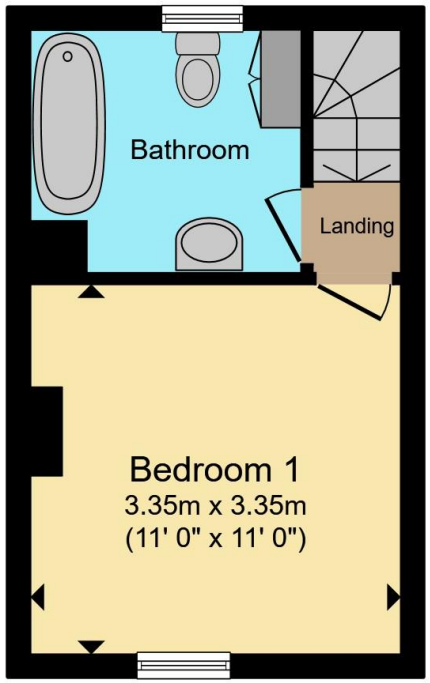








Ground Floor



First Floor

Total floor area 37.9 m² (407 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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6 Hampden Square
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EPC Rating: E

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEY305002

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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