



**8 The Green, Quainton,
Buckinghamshire, HP22 4AR**

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

8 THE GREEN, QUANTON, BUCKINGHAMSHIRE, HP22 4AR

ONCE SERVING AS THE POST OFFICE, NOW AN EXCELLENT FAMILY HOUSE NESTLED HALFWAY UP THE BEAUTIFUL VILLAGE GREEN.

Hall, Striking Open Plan Vaulted Kitchen/Dining and Living Room, Separate Sitting Room Overlooking The Green, Cloakroom, 4 Bedrooms & Bathroom. Driveway & Parking. Garage. Utility Room/Office. 120 FT Deep Private Garden. Timber Outbuilding/ Gym/ Studio.

FOR SALE Freehold

DESCRIPTION

We are not sure of the exact age of the building but its role as the village post office came to an end in December 2004 and upon its closure the postmaster Mr Wood was thanked for his 11 years service. 8 The Green significantly pre-dates Mr Woods tenure, and originally and including the late Victorian era the post office was located on the opposite side of The Green so one would guess number 8's origins lurk somewhere in the early 1900's.

The year after the post office shut its doors planning permission was granted for a large extension and remodelling and after said extending and remodelling we now have the current version of the property. The location is excellent sitting halfway up the charming village green, an area of listed houses and the public house and atop of which is the old windmill. Unusually for this spot the house benefits from a vehicular access across the green up to a driveway and parking, parking being a prized commodity here.

The front elevation is rendered with some timbers on the gable end and the old post box remains on the bottom of the wall and whereas the plinth for where the signage would've once been has been retained the removal of the old shop front and introduction of a bay window masks its former identity.

At the entrance is a porch and opaque glazed door that leads into the hall where there are floorboards and beneath the staircase is storage space. You then come

to the superb open plan kitchen, dining and living room, a fantastic area with half of the ceiling vaulted. The kitchen is of hi-gloss soft close cream coloured units and solid wood worktops and this theme is continued with the large central island that has cupboards and a breakfast bar. Integrated into the kitchen are a dishwasher, washing machine, halogen hob (brushed chrome extractor above) and an electric oven and a gap is provided to stand a fridge/freezer. At the far end are bi-fold doors out to the garden and sliding patio doors can be found at the side to the garage. All of the flooring is limestone flagstones and there is electric underfloor heating. In the corner is a cloakroom with a wc and wash basin.

Off the kitchen lies a separate reception room, itself a good size with floorboards and a handsome fireplace topped by a lovely beam that contains a cast iron woodburning stove on a quarry tiled hearth. The outlook is across the village green.

Upstairs on the landing is a window boasting a pretty view of the top of the windmill behind a stunning farmhouse and there are four bedrooms and a bathroom. Two of the bedrooms are doubles and two are decent singles. The bathroom could do with some updating and comprises a white suite of a wc, wash basin set on a stone counter and a bath equipped with a shower screen and Mira shower. In the loft is good storage and head height and it is boarded out.



OUTSIDE

Two wrought iron gates at the side are ahead of the block paved driveway which heads up to the garage. Said garage needs some attention and is constructed of prefabricated stone under a slate roof. It has mains power and beyond is an attached building with a pitched roof and power and light that could be a utility room or possibly a study/office.

There is a substantial back garden extending to around 120ft in depth. It is a fairly blank canvas made up of a large stone patio and long private lawn bordered with some mature trees including an established magnolia. At the very end is a timber outbuilding portioned into two rooms that have timber clad walls and timber floors. Power and lighting are installed and the building lends itself well to a studio and office or possibly a gym. Adjacent is a log store and near the front of the plot the oil tank is hidden away.

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.

COUNCIL TAX – Band F £3,626.49 2026/27

VIEWING – Strictly via the vendors agent W Humphries Ltd

SERVICES – Mains electricity, water and drainage. Oil fired central heating.



8 The Green

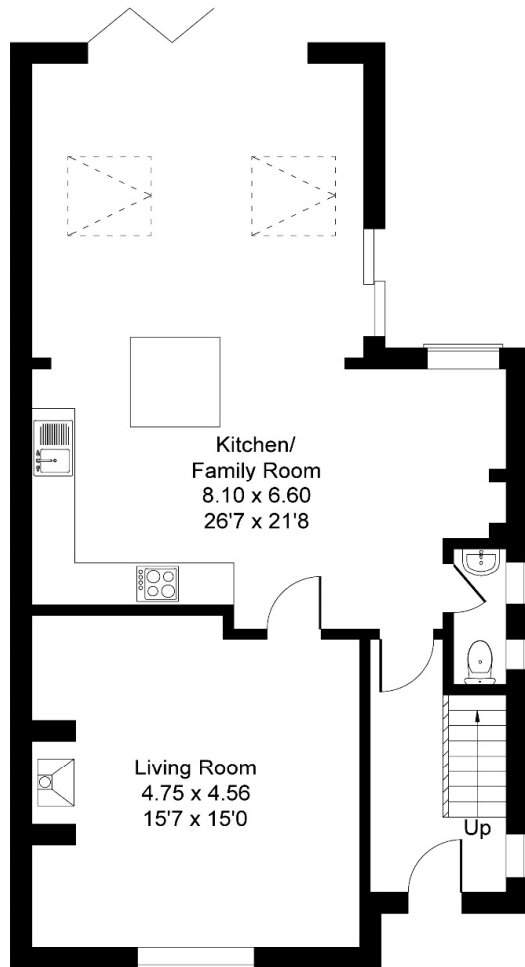
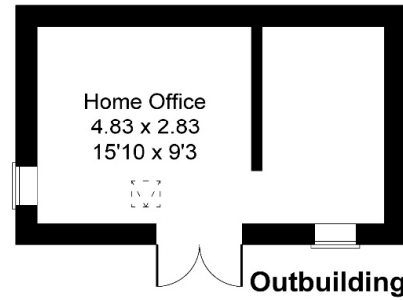
Approximate Gross Internal Area = 126.35 sq m / 1360.02 sq ft

Garage = 20.65 sq m / 222.27 sq ft

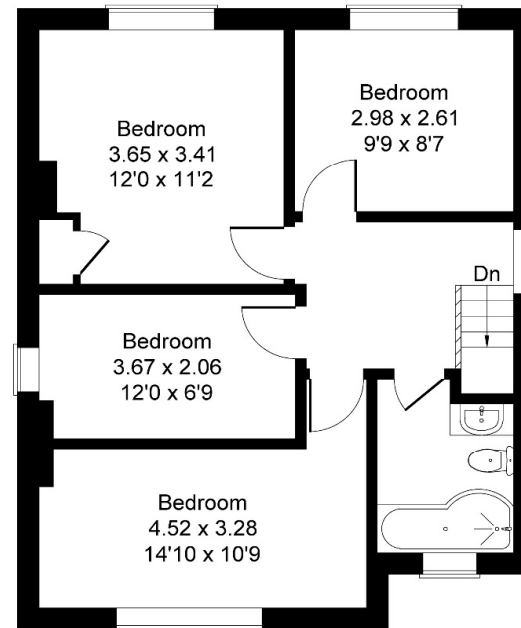
Outbuilding = 13.66 sq m / 147.03 sq ft

Total = 160.66 sq m / 1729.32 sq ft

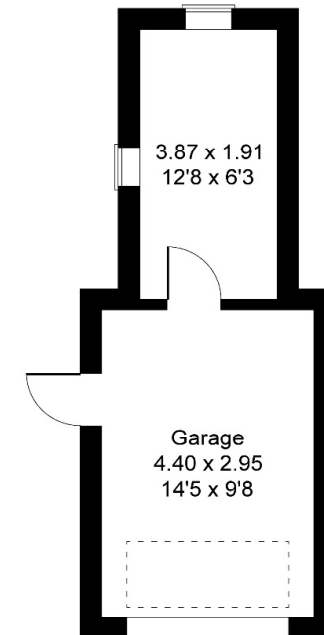
Illustration for identification purposes only,
measurements are approximate, not to scale,
produced by The Plan Portal 2026.



Ground Floor



First Floor



Garage









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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.



Interior of outbuilding



Interior of outbuilding