



**5 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

5 NORTH END ROAD, QUAINTON, BUCKINGHAMSHIRE, HP22 4BD

IN A QUIET LANE AT THE EDGE OF THE VILLAGE A LATE VICTORIAN COTTAGE. THE ACCOMMODATION IS FULL OF CHARACTER AND THERE IS A LARGE PRIVATE REAR GARDEN

Sitting Room, Dining Room, Kitchen & Breakfast Room, 2 Double Bedrooms (1 with Ensuite Cloakroom, Study/Nursery & Bathroom Set over the top 2 floors. 80ft Garden Backing onto Fields.

GUIDE PRICE £385,000 Freehold

DESCRIPTION

North End Road is a no through lane at the very edge of the village and number 5 at the end of a small terrace of houses built in 1892 named 'West End Villas'. The elevations are red brick beneath a slate roof with handsome sash windows to the original cottage and double glazed casement windows adorning the extension. The accommodation is very well cared for and has retained a cosy, period feel with many features of the era. In the sitting room is the original working fireplace that has a tiled hearth and then in the dining room the woodburning stove also sits upon a tiled hearth but this time within an attractive tall fireplace that to one side of the chimney breast has a cupboard and shelves. The sitting room is dual aspect and the dining room has a stable door to outside. There is a lovely kitchen and breakfast room, the kitchen comprising deep handmade wooden cupboards and a solid wood worktop incorporating a butlers sink. Remaining is a wonderful 2 oven Aga and plumbing is in place for a concealed washing machine and dishwasher. The room enjoys lots of natural light and at the end are double doors to the garden.

On the first floor is a good size double bedroom with, in the corner, its own wc and wash basin. There is a study or nursery and a full bathroom with a white Victorian suite, over the bath is a shower screen and 'Bristan' overhead shower. Up the next staircase is another charming double bedroom. Converted from the loft space it has velux windows, under eaves storage, a vaulted ceiling, and a triangular alcove fitted with shelving.

OUTSIDE

The frontage is enclosed by wrought iron railings and a hand gate. Adjacent the path up to the entrance is a patch of flowers and shrubs. The access down the side to the back is gated.

To the rear the garden stretches to over 80ft in length made up of a stone terrace and seating area and the lawn, the latter flanked by planted beds and trees including a Victoria plum, apple trees and a cherry tree. At the bottom of the lawn is hardstanding on much of which stands a timber shed, which is watertight but has seen better days.

Beyond the garden is farmland and countryside and the upper floors of the cottage especially benefit from the view.

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.

SERVICES

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

COUNCIL TAX – Band C - £2,089.02 2025/26

VIEWING – Strictly via the vendors agent W Humphries Ltd

DIRECTIONS

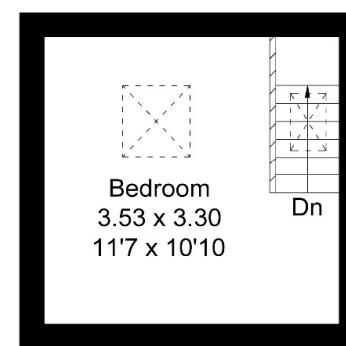
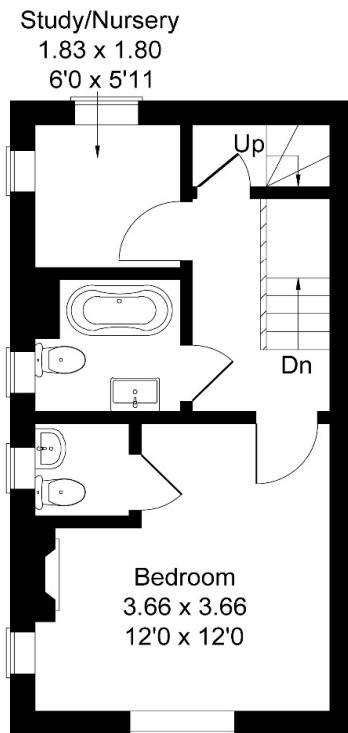
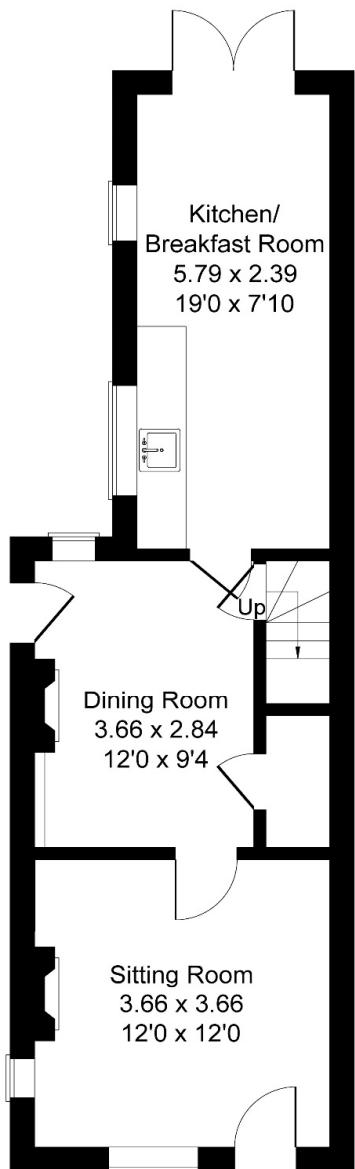
From Aylesbury take the A41 towards Bicester and through the village of Waddesdon after about a mile turn right signposted to Quainton.



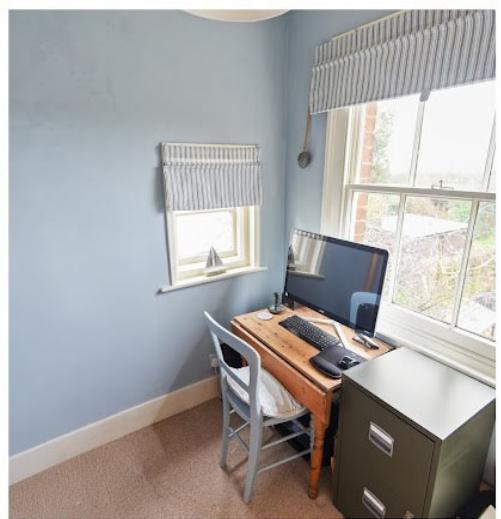
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Approximate Gross Internal Area = 82.19 sq m / 884.75 sq ft

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







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