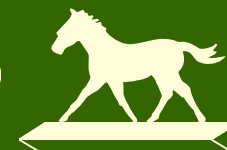




The Old School House, Church Street,
Quinton, Buckinghamshire, HP22 4AP

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 6 miles (Marylebone 55 mins), Bicester approx. 10 miles, Milton Keynes approx. 12 miles.

The Old School, 56 Church Street, Quainton, Buckinghamshire, HP22 4AP

SITUATED ON THE EDGE OF THE VILLAGE WITH THE MEDIEVAL CHURCH AS ITS NEIGHBOUR A VERY INDIVIDUAL HOUSE DATING FROM THE 17TH CENTURY FORMERLY THE SCHOOL. PRETTY GARDENS THAT HAVE A STREAM RUNNING THROUGH THE FRONT

Porch and Lobby, Kitchen/Breakfast Room, Dining Room, Cloakroom, Utility Room, Sitting Room, Study, Shower Room, Four Bedrooms (One Ensuite), Family Bathroom, Charming Gardens, Gravelled Parking

Guide Price £725,000 Freehold

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, 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, the refurbished 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 Primary School at Quainton.
Waddesdon Secondary School.
Public schools at Stowe, Berkhamsted and Oxford.
Grammar Schools at Aylesbury and Buckingham.



DESCRIPTION

The Old School house occupies an enviable location at the very edge of the village with no abutting neighbours adjacent to the Church, its setting is quite delightful.

The building now is a handsome two storey house with brick and stone elevations beneath a slate roof, the ground floor windows revealing the two feet thick walls. At the entrance is a porch and lobby, the former having a ceramic floor, wall panelling and exposed brickwork. In the lobby is the staircase to the right of which is the kitchen/breakfast room that has an expansive span of American oak effect units containing integrated appliances including a dishwasher, fridge, freezer, washing machine and wine chiller. The sink has a waste disposal and there is a built in 'Neff' oven. Remaining is an electric cooking range that has a 5 ring ceramic hob, hot plate, two ovens and a grill. The kitchen boasts concealed lighting, corian worktops and an understairs cupboard. There is a cloakroom with wc, wash basin and shoe rack. From here on in the rooms are flexible, the reception room is currently used as a dining room, it has ceiling beams and can seat a large quantity of guests, with the ample proportions of the kitchen able to accommodate meal times this could easily become the sitting room. Off it is a utility room.

HISTORICAL NOTES

The property is first mentioned during the episcopal visitation in 1662 and a widow in residence with repairs ordered in 1670 when a Peter Clark provided boards, nails and a lock. By the early 1700's it was being used as a school teaching a reported 20 children, in 1851 ownership was transferred from the School Land Charity to the Saye and Sele Charity whereupon it was refurbished, the thatched roof replaced by slate and the brick floor for boards 'for the purpose for which it is now proposed to be adapted.'

In 1853 it was a national school, the windows of sash style, desks ran all around the room and scholars kept books in niches in the wall. It ceased as a school in 1899 and became a meeting room described 1905 as a room 60ft x 21ft with entrances on the south and west sides. It continued as the village hall until 1924 then was used for events such as the allotment show and latterly the Quainton table tennis club. In 1991 a builder acquired the building and turned it into a private residence.



The bifurcated staircase has a galleried part and leads up to a lovely, spacious landing which provides a seating area overlooking the church with a door out. The loft space has a drop down ladder. One side of the landing is presently the sitting room and study and opposite are the bedrooms although this floor may also be utilised as six bedrooms. The study has been fitted in American oak office furniture incorporating a desk, cupboards and shelving. The sitting room has a triple aspect with double doors onto a terrace, also there is a vaulted ceiling and open fireplace over which sits a heavy timber mantle. A contemporary shower room services this wing. Three of the four bedrooms are doubles, the fourth a good single and all have wardrobes. One of them is aptly named 'The Churchyard Bedroom' after the charming view it possesses. The master has a well-equipped ensuite and in the family bathroom is a separate bath and shower, all the suites were refitted in recent years.

OUTSIDE

A five bar gate opens onto a gravelled driveway and parking. The garden runs across the front and western flank of the house, mostly lawned with seating areas at the top and bottom overlooking the church, its grounds and a stream which flows inside the northern boundary and has mature plants and flowers adorning the banks. Behind the house is a pathway and an L shaped wooden shed. Well screened by fence and trellis is the oil boiler and storage tank.

COUNCIL TAX

Band G £3,558.13 per annum (2023/24)

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating (the tank and boiler replaced in 2017)

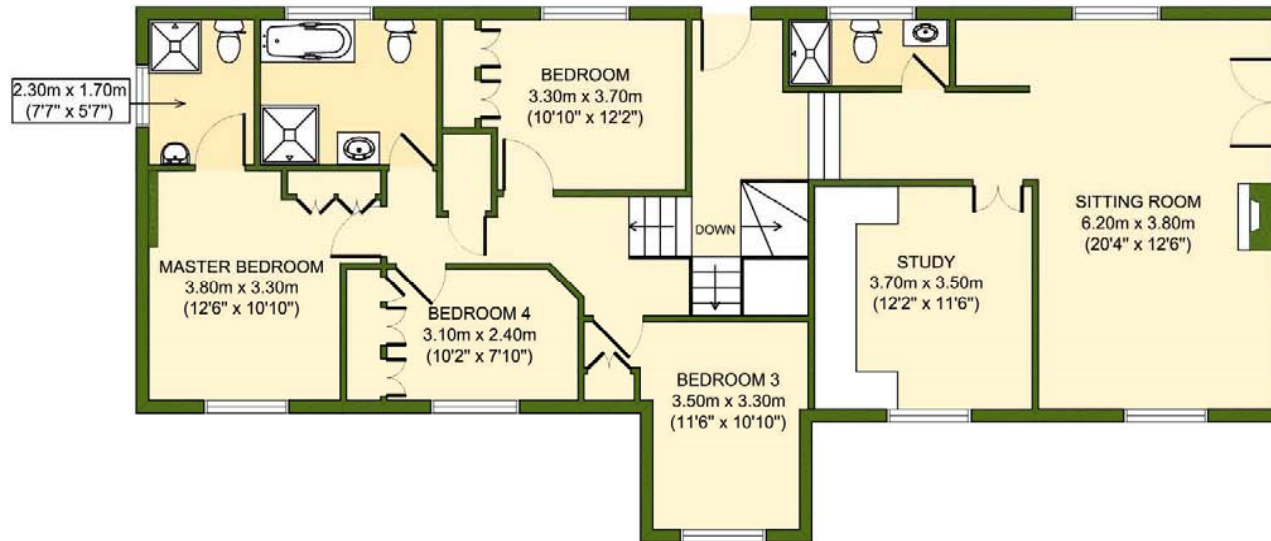
VIEWING

Strictly via the vendors agent W Humphries Ltd

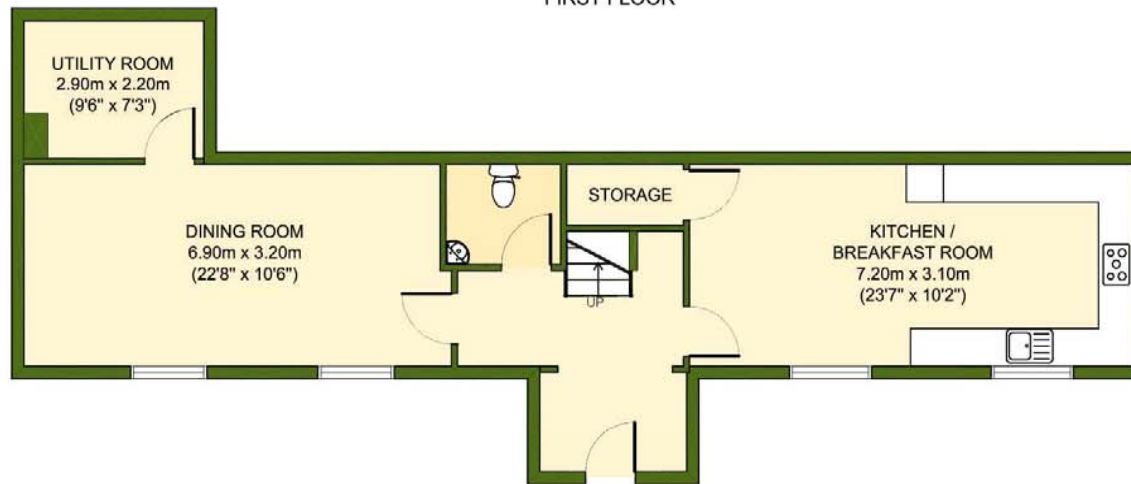
DIRECTIONS

From Aylesbury take the A41 towards Bicester through the village of Waddesdon after a mile or so turn right signposted to Quanton. Continue on this road into the heart of the village, turn right at the T junction and then left up the village green. Bear right into Church Street past the Church and the property is on the right.





FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 183 SQ M / 1970 SQ FT
THE OLD SCHOOL HOUSE, CHURCH STREET, QUANTON

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.





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- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
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