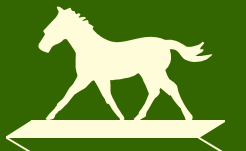




**35 Upper Street, Quainton,
Buckinghamshire, HP22 4BA**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

35 Upper Street, Quanton, Buckinghamshire, HP22 4BA

**A DETACHED BUNGALOW FOR REFURBISHMENT IN THIS EVER
POPULAR VILLAGE**

**Kitchen & Dining Room, Hallway, Sitting Room, 3 Bedrooms, Bathroom.
Driveway & Garage. Private Garden**

Guide Price £375,000 Freehold



DESCRIPTION

This detached bungalow sits in a nice plot and requires renovation offering scope for extension and possibly a loft conversion.

At the entrance is a lean-to porch running along the side and the door leads into the kitchen, which is semi open plan to the dining room. There are a range of fitted units in the kitchen and roll edge worksurfaces. The oven and hob are built in, the latter with an extractor hood above, and spaces are available for appliances. The floor is a wood laminate and the ceiling has beams. The dining room has double doors out to the garden then a hallway feeds the rest of the accommodation, the sitting room being at the front of the property that contains two bow bay windows and an open fireplace. Of the three bedrooms two have wardrobes, and the main bedroom hosts a shower cubicle in the corner. The bathroom comprises a coloured suite and the walls are tiled.

OUTSIDE

At the front is a patch of lawn and access can be found down both sides, the right-hand side being a driveway leading to a garage that has power and lighting.

There is a concrete terrace across the rear of the bungalow and then a good size private lawn enclosed by timber fencing.

NB: The loft upon brief inspection appears to present the opportunity of further accommodation.

COUNCIL TAX – Band E £2,661.00 per annum

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.

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

VIEWING -Strictly via the vendors agent W Humphries Ltd

DIRECTIONS

From Aylesbury take the A41 towards Bicester through the village of Waddesdon and after a further mile or so turn right signposted to Quainton. Follow this road over the railway bridge into Station Road then at the T junction turn right and quickly left up the village green. Upper Street is on the right.



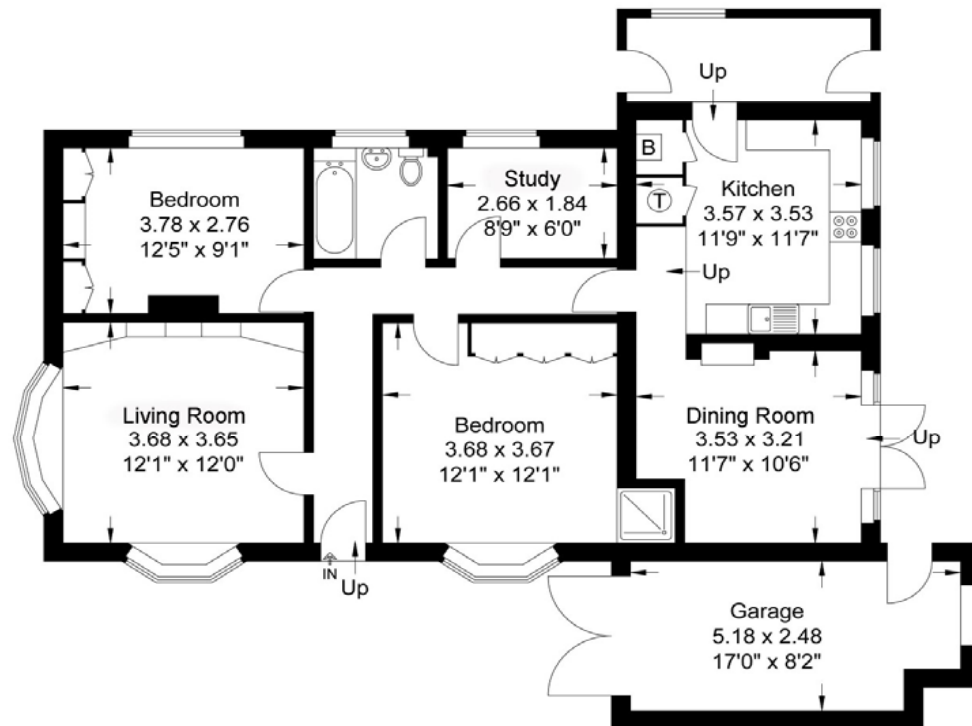
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Approximate Gross Internal Area = 92.23 sq m / 992.75 sq ft

Garage = 12.23 sq m / 131.64 sq ft

Total Area = 104.46 sq m / 1124.39 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



IMPORTANT NOTICE

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