



**Hawthorn House, 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.

## **Hawthorn House, North End Road, Quainton, Buckinghamshire, HP22 4BD**

**IN A HIDDEN AWAY EXCLUSIVE SETTING, A NEWLY BUILT SUBSTANTIAL FAMILY HOME OFFERING VIEWS AND PRIVACY WITHIN AN EXTREMELY DESIRABLE VILLAGE. SOME 3500 SQ FT OF BEAUTIFUL ACCOMMODATION**

**Reception Hall, Cloakroom, Large Sitting Room, Study/Family Room, Fantastic Kitchen/Dining & Living Room, Utility Room. 5 Bedrooms (3 Ensuite), Family Bathroom. Driveway Parking & Double Garage. Sizable Entertaining Patio. Secluded and Generous Wrap Around Gardens.**

### **For Sale Freehold**

#### **DESCRIPTION**

Situated up a long driveway in a slightly elevated position is Hawthorn House, one of just three distinctive newly built homes of high quality. In the summer with the trees in full bloom the properties are afforded complete privacy and when the foliage has subsided the leafy westerly outlook transforms into far reaching views.

At the entrance you are greeted by an impressive reception hall with cloaks cupboards at one side and at the far end the staircase which doglegs upwards. Pretty much all the rooms are accessed from the hall including a cloakroom and study or family room. There is a superb sitting room, double aspect at the front and bi-fold doors at the rear and inset into the media wall sits a wide fascia stylish electric flame effect fireplace.

The kitchen space is quite stunning in scale and design with the cooking zone more central and flanked by dining and living areas. Just off centre is the 10ft long island, one corner a breakfast bar, the remainder filled by drawers and a chiller cabinet. In this island is a Bosch induction hob and integrated elsewhere amongst the grey and white matt units are other Bosch appliances including a tall standing fridge, a tall standing freezer, a dishwasher, and two ovens, one being a combination oven. The tops and back stands are white quartz. Bi-fold

doors open onto the patio providing an indoor meets outdoor entertaining option. Seldom seen nowadays is the walk-in potential larder, currently a cupboard but which could be adapted for a splendid and vast pantry. The utility room has storage and an outside door for use with muddy boots and muddy paws.

On the half landing is a picture window flooding light onto the twisting oak and glass stairs. There are three exceptionally well proportioned ensuite bedrooms and then two further double bedrooms, the latter served by a family bathroom. The grandest bedroom also boasts a dressing room and the family bathroom and all the ensuites are luxuriously equipped and beautifully finished.

#### **THE GARDENS**

Both front and rear are somewhat of an archetypal blank canvas and laid to lawns, the front a good size and in the main adjacent a wide driveway of blue block sets that leads to the **double garage**, which has electric operated doors and personal doors to the house and outside.

There is a gentle slope to the rear garden, the substantial stone patio has retaining timbers along one edge thus creating almost a courtyard feel. The lawn then stretches the breadth of the property and continues on, wrapping around behind the garaging. With a wonderful backdrop of lovely mature hedge and trees all the plot benefits for a tremendous level of seclusion.





## 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 14<sup>th</sup> century church which is exceptionally rich in large late 17<sup>th</sup> and 18<sup>th</sup> 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.

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.

**COUNCIL TAX BAND** Band G £3,558.13 per annum



#### GENERAL SPECIFICATIONS:

- Painted solid core doors & chrome furniture
- Carpets to the bedrooms, stairs, sitting room & study
- Amtico or equivalent to the kitchen and utility room floors
- Underfloor heating entire ground floor. Radiators to first floor
- Mixture of LED downlighting, feature lights & wall lights
- Television and data points to almost all rooms
- Power prewired for bluetooth speakers to the kitchen/dining room, sitting room and bathrooms
- Mains wired smoke detectors
- Smart doorbell

#### Kitchen Specification:

- Statuario white quartz worktops
- Stainless steel undermount sink with colander and chopping board
- Four in one boiling water tap
- Bosch appliances
- Caple wine cooler cabinet
- Waste recycling unit

#### Cloakroom, Ensuites & Bathroom (where applicable)

- Vitra wall hung wc with soft close seat cover and concealed cistern with dual flush
- Grohe polished chrome mixer tap on floor mounted vanity unit with soft close doors
- Illuminated mirror with shaver socket
- Neon bath with thermostatic Grohe bath filler and hand held shower head
- Walk in shower with low profile stone resin tray and glass screen
- Wall mounted shower head (in an arm)
- Heated towel rail
- Floor and wall tiling



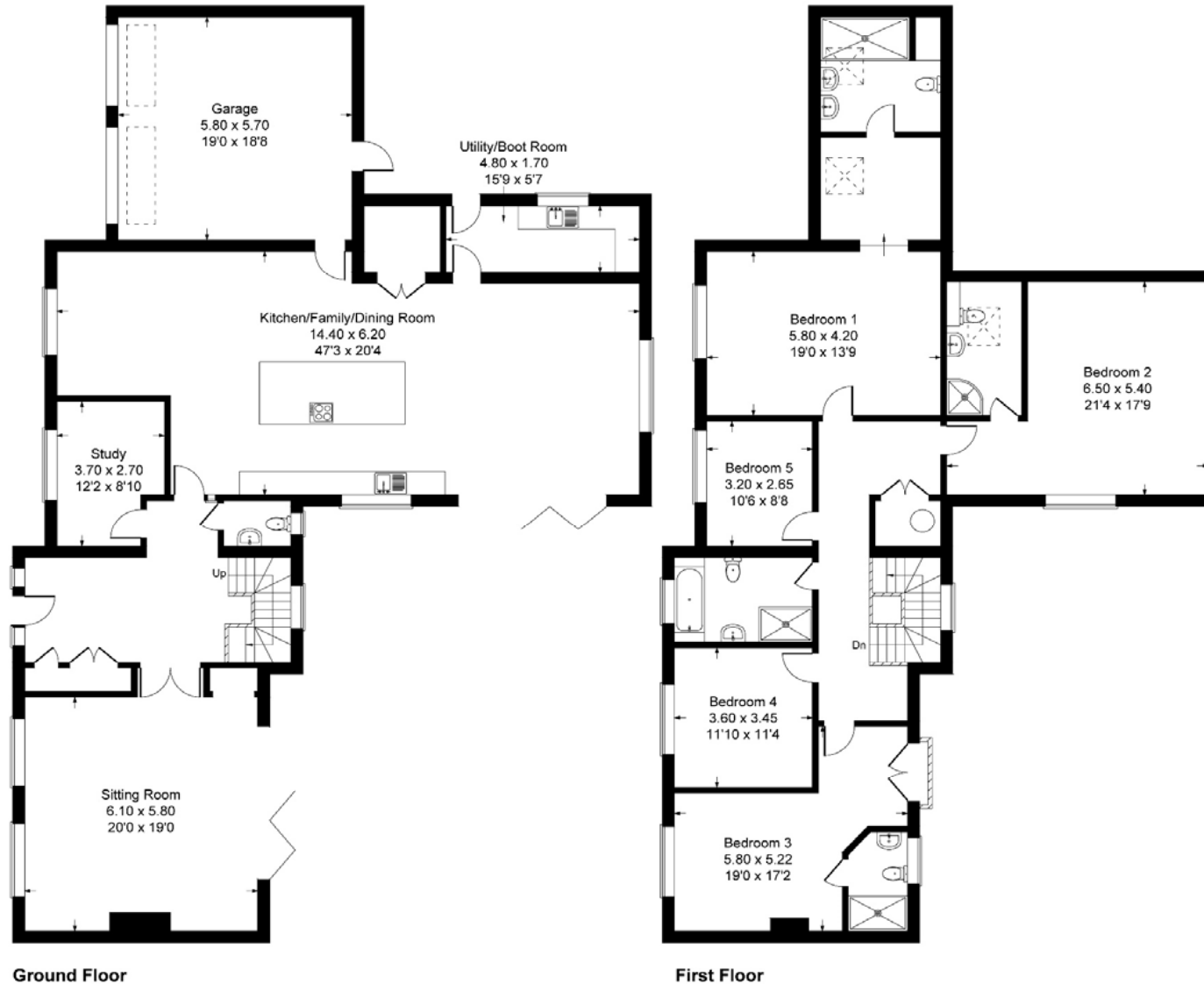
## Hawthorn House

Approximate Gross Internal Area = 323.72 sq m / 3484.49 sq ft

Garage = 33.32 sq m / 358.65 sq ft

Total = 357.04 sq m / 3843.14 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale,  
produced by The Plan Portal 2024.











## 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.

## VIEWING

Strictly via the vendors agent W Humphries Ltd

## SERVICES

Mains water, drainage and electricity. Gas central heating

**DIRECTIONS** - From Aylesbury take the A41 towards Bicester through Waddesdon. After a mile turn right signposted to Quainton and follow this road into the village. Turn left, and at the end of the village turn right into North End Road.





#### IMPORTANT NOTICE

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- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
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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.



