



2 Torbay, Quainton,
Buckinghamshire, HP22 4AX

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



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

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A DETACHED HOUSE FOR MODERNISATION IN A SMALL CUL DE SAC AT THE BOTTOM OF THE PICTURESQUE QUANTON VILLAGE GREEN

Porch, Hall, Open Plan Sitting/Dining Room, Kitchen, Side Porch & Store, 3 Bedrooms, WC, Shower Room. Driveway & Garage. Mature Gardens.

GUIDE PRICE £375,000 Freehold

DESCRIPTION

Torbay is a small close built in the 1960's located at the bottom of the very pretty village green and number 2 although having had only one careful owner since 1967 now is ready for modernisation, the accommodation being liveable but dated.

At the entrance is a porch with shutters on the window and a sliding door opens into the hall where the dog leg staircase is situated. There is a cupboard for coats and boots and the wood floor continues through the reception rooms. Said reception rooms comprise an open plan L-shaped sitting and dining area and in the sitting room is an opening in the old fireplace that appears to be a flue for a woodburning stove. The kitchen floor is tiled and the room has some shelves, an understairs cupboard, and a stainless-steel sink and draining board with units below. There is a door out to a side porch and attached to this porch is a store room.

On the half landing you find a picture window and on the first floor are three bedrooms, a separate wc, and a shower room. After briefly inspecting the loft it provides storage space but the roof has a shallow pitch so not really suitable for conversion.

OUTSIDE

Adjacent the decent size front lawn is the driveway leading up to a garage that has power and light and an electrically operated up and over door.

The rear garden also has a lawn and the plot is dotted and encased by a variety of mature trees and bushes. Spurring off the paved patio are paths, one to the garage and a personal door, and the other to the front.

COUNCIL TAX – Band D £2,134.88 per annum 2023/24

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.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quanton 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.



SERVICES

Mains water, drainage and electricity. Mitsubishi heat pump installed in 2002.

VIEWING - Strictly via the vendors agent W Humphries Ltd



EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Village Primary School at Quanton. Waddesdon Secondary School.

Public schools at Stowe, Berkhamsted and Oxford. Grammar Schools at Aylesbury and Buckingham.

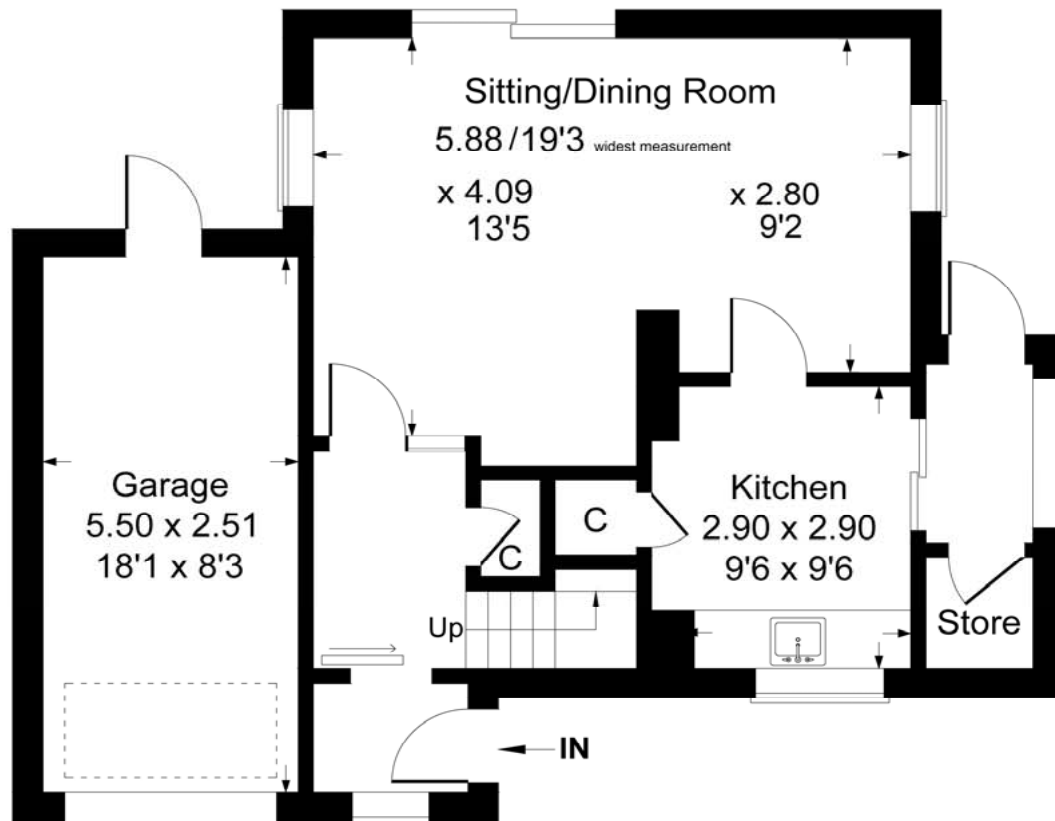
DIRECTIONS

From Aylesbury take the A41 towards Bicester and through Waddesdon. After a mile or so turn right signposted to Quanton and follow this road into the village. At the T junction turn right and then right opposite the village green to Torbay.

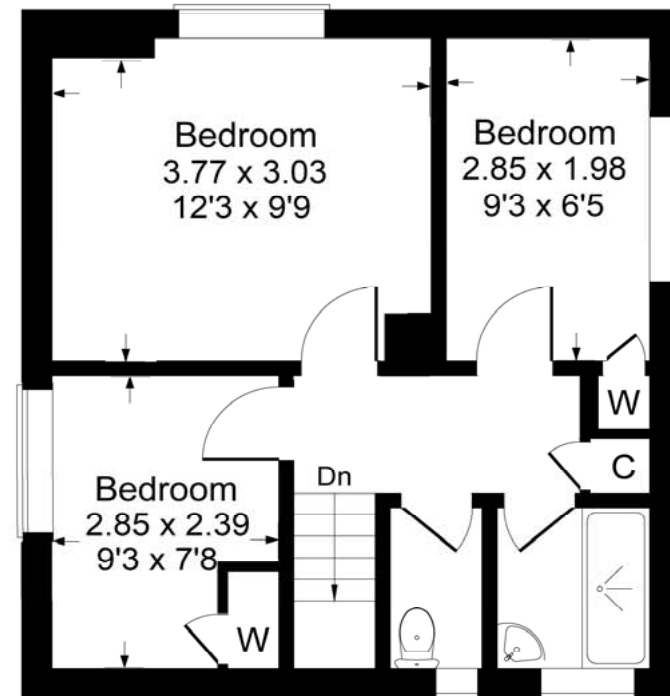
2 Torbay

Approximate Gross Internal Area = 96.53 sq m / 1039.04 sq ft

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



Ground Floor



First Floor



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