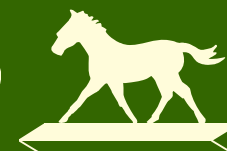




7 Torbay, Quainton,
Buckinghamshire, HP22 4AX

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 IN A SMALL CUL DE SAC OFF THE PICTURESQUE VILLAGE GREEN. CORNER PLOT AND A SPLENDID GARDEN ROOM OR STUDIO

Porch, Hallway, Cloakroom, Study/Family Room, Sitting & Dining Room, Kitchen, Utility Room, 3 Bedrooms, Shower Room. Driveway & Garage. Wrap Around Garden. Workshop/Office. Garden Room/Studio.

GUIDE PRICE £450,000 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.

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 owners of 7 Torbay purchased the property in the mid 1960's and this is the first time the house has been on the market since then. They have made additions including a ground floor extension and a delightful outdoor room

ideal for merely enjoying the garden or alternatively it would make a lovely studio or office.

At the entrance is a large porch with a quarry tiled floor. A door leads into the hallway where the staircase is located. Here the floor is wood, there is an understairs cupboard and off the hall a cloakroom of a wc and wash basin. To the right is a family room/study with a built-in cupboard. The main reception room has an open plan sitting and dining area, in the sitting area sliding patio doors lead out to the garden. The room is dual aspect and has wall light points. The units in the kitchen have timber doors, and the laminate work surfaces incorporate a one and a half bowl sink unit. Plumbing is in situ for a dishwasher, the ceramic hob and oven are integrated, there is a breakfast bar and a larder. Adjacent to the kitchen is a utility room where there is an outside door and below the worktop plumbing for a washing machine.

On the half landing is a picture window, and the main landing has the airing cupboard and loft hatch. The biggest bedroom is a very generous double size, bedroom two is also a double, and bedroom three a good single, bedrooms two and three equipped with built in wardrobes. The shower room has a white suite of wc and wash basin, the latter set in a counter with a vanity unit underneath. The walk in cubicle has a power shower.

OUTSIDE

There is a gravel driveway to the garage. One side of the drive has flower beds bordered by granite sets, and the other is grass behind a hedge where stands a beautiful mature beech tree. If so desired some of this area could be adopted into further parking space.

A path down the side leads to a brick built shed/workshop that has power and lighting. Next to the shed/workshop is the charming garden room that boasts a vaulted ceiling and looks over the plot. As previously mentioned it could be a wonderful studio or office to work from.

The garden wraps around two aspects of the house, is south facing, and consists of a paved patio with a pergola, the lawn, flower beds, and a sprinkling of small trees.

The garage has an up and over door and a concrete floor, and tagged onto the back is another room, again possibly a studio or office with power, light, and sliding doors to the garden.

SERVICES

Mains water, drainage and electricity. A central heating system was installed approx 5 years ago and it is powered by an air source heat pump.

The house has a separate solar water heating system.

Solar panels generate circa £300.00 per annum.

VIEWING - Strictly via the vendors agent W Humphries Ltd

DIRECTIONS

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



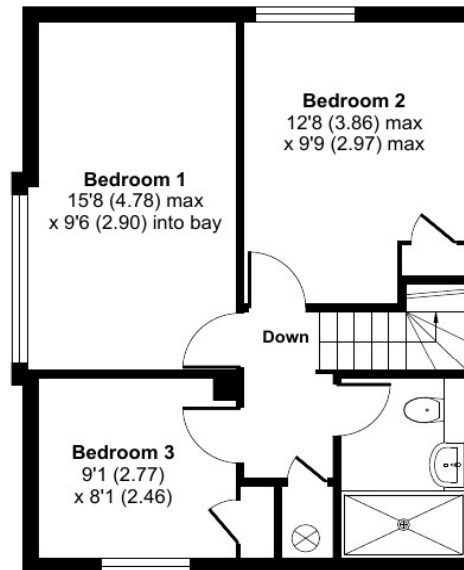
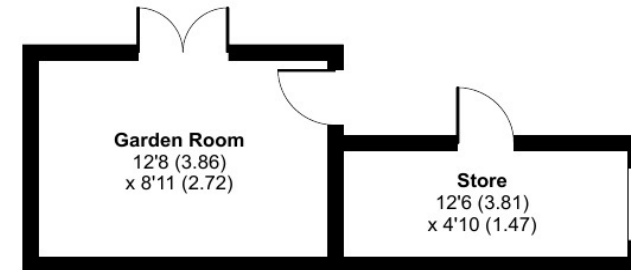
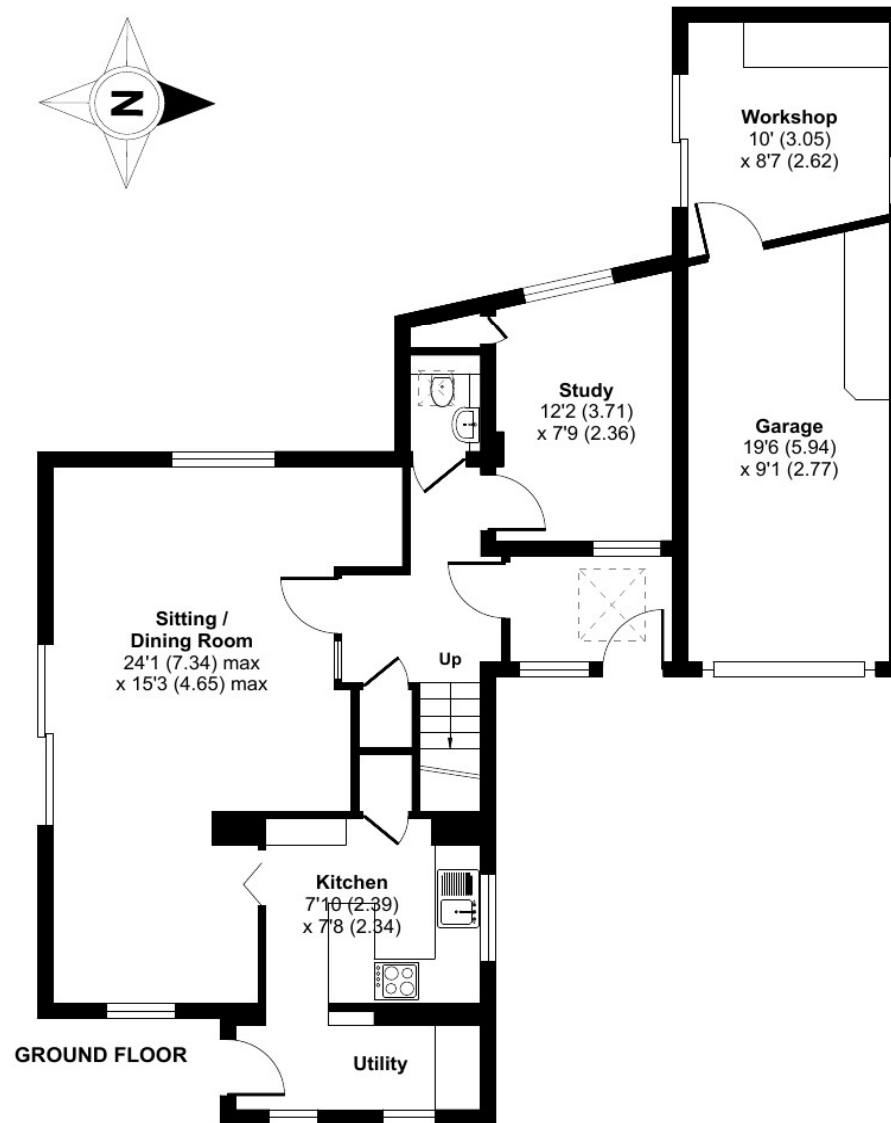
Tor-Bay, Quainton, Aylesbury, HP22

Approximate Area = 1379 sq ft / 128.1 sq m (includes garage)

Outbuilding = 173 sq ft / 16.0 sq m

Total = 1552 sq ft / 144.1 sq m

For identification only - Not to scale





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