



Ty-Coch, Upper Street, Quainton,
Buckinghamshire, HP22 4AY

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 6 miles (Marylebone 55 mins.), Bicester approx. 10 miles, Milton Keynes approx. 12 miles, London approx. 45 miles

TY-COCH, UPPER STREET, QUANTON, BUCKINGHAMSHIRE, HP22 4AY

AN EXTENDED DETACHED FAMILY HOUSE IN A SOUGHT AFTER LOCATION BACKING ONTO THE QUANTON HILLS. 200FT REAR GARDEN AND EXCELLENT VIEWS.

Hall, Cloakroom, Kitchen, 3 Reception Rooms (1 with a Bathroom that could form an Annexe), Utility Room, Principal Bedroom with Ensuite, 4 further Double Bedrooms (2 Interconnecting), Bathroom.

Large Garden to the Hills. Double Garage & Parking.

Offers in the region of £750,000 Freehold

LOCATION

Quanton 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 Quanton 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. Quanton 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.

DESCRIPTION

Ty-Coch sits at the top of Quanton just along from the picturesque village green and the Georgian windmill that dominates the skyline. Being elevated the front aspect enjoys wonderful views across the vale towards Waddesdon and Lodge Hill where Waddesdon Manor, the Rothschild mansion, stands. The current owner extended the accommodation a little more than 20 years ago adding two ground floor rooms and two first floor rooms, one of which on the ground floor that could be utilised as partial annexe. There is though also scope to create a substantial kitchen/dining/living area with some basic remodelling. At the entrance is a stable door into the hall where there is a cloakroom with a wc and wash basin. The utility room is off the middle of the hall and that has a sink with cupboards above and below, plumbing for a washing machine, the boiler, and a door to outside. The two principal reception rooms are side by side, the first having a central brick fireplace, and the second a large bathroom at one end. The garden is accessible from both. The kitchen is fitted with a range of base and eye level units and roll edge worktops. Space is provided for appliances and adjacent the kitchen is a generous dining room that, as previously mentioned, could be knocked through to form one superb open plan room.

Upstairs the main bedroom is excellent proportions and served by a nicely equipped ensuite that includes hand held and overhead rainfall showers in a wide cubicle. Two double bedrooms reside at the front, and looking up the Quanton hills to the rear are two further adjoining double bedrooms. The family bathroom has a coloured suite.



OUTSIDE

At the front Ty-Coch owns land by the garages and beyond its driveway, each grassed with flowers and trees. Access to the rear can be achieved from either side.

The double garage is part of a small block, it has two up and over doors power, lighting, and parking is provided at the front.

The rear lawn stretches some 200ft up to the Quainton hills and contains an orchard of apple, pear and plum trees. From the house is a paved patio and a little way up a greenhouse on a brick base and approx. a 6ft x 6ft raft of hardstanding for a shed.

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 electricity, water & drainage. Oil fired central heating. Newly bunded tank installed in 2022.

COUNCIL TAX – Band F £3,144.00 per annum

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 and Ty-Coch are on the right.



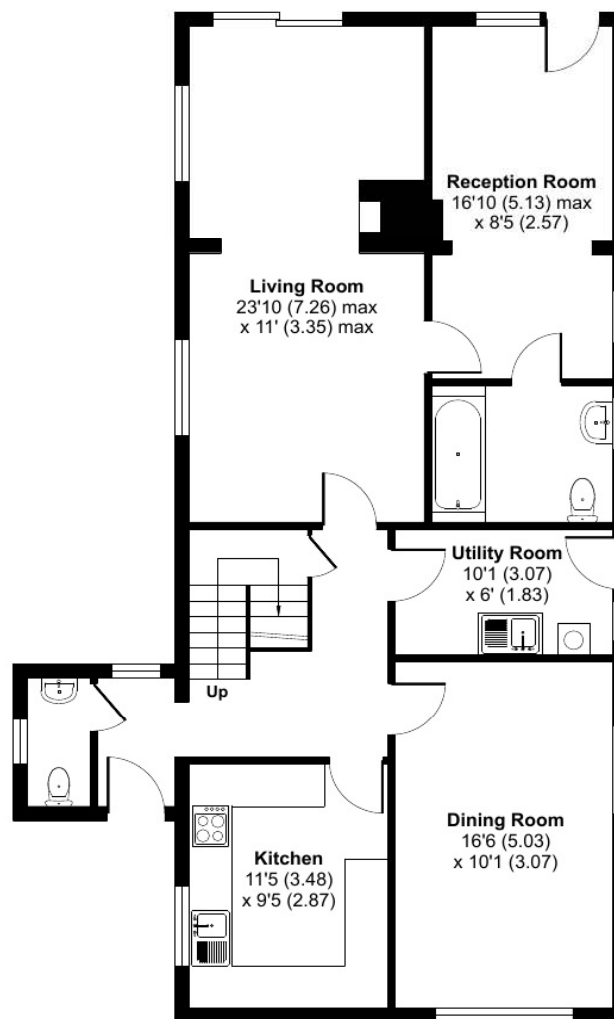
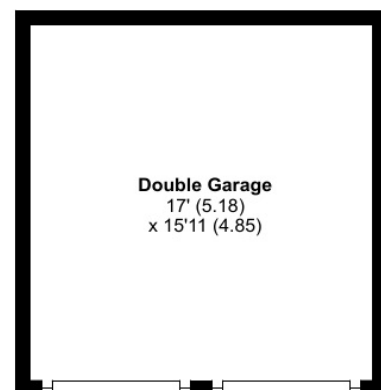
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Approximate Area = 1925 sq ft / 178.8 sq m

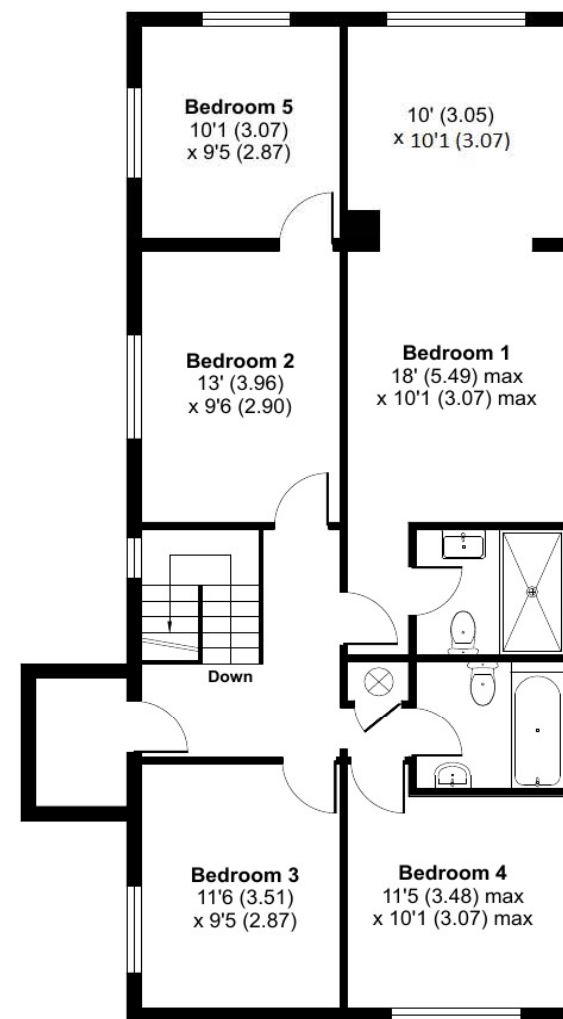
Garage= 271 sq ft / 25.1 sq m

Total = 2196 sq ft / 204 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for W Humphries. REF: 954801









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