



16 Cautley Close, Quainton,
Buckinghamshire, HP22 4BN

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

16 CAUTLEY CLOSE, QUANTON, BUCKINGHAMSHIRE, HP22 4BN

WITH GARDENS APPROACHING A QUARTER OF AN ACRE THAT HAS QUITE BEAUTIFUL VIEWS, A DETACHED FAMILY HOUSE IN THE CORNER OF A CUL DE SAC. GARDEN ROOM/STUDIO IN THE GROUNDS

Hall, Cloakroom, Kitchen/Dining Room, Sitting Room & Snug, Study, 3 Bedrooms, Bathroom. Detached Garden Room/Studio. Tandem Length Garage/Workshop. Substantial Garden & Stunning Outlook

GUIDE PRICE £540,000 Freehold

DESCRIPTION

Cautley Close was constructed in the 1970's, the houses on the southern side of the cul de sac benefitting from a backdrop of fields and countryside and number 16 sits in the corner with a beautiful view and substantial plot extending to almost a quarter of an acre.

The house itself has a contemporary feel and outside in the plot is an excellent detached garden room which could be used as an office, gym, den or just a place to enjoy the outdoors.

The main door leads into the hallway where the staircase can be found and in the understairs cupboard is plumbing for a washing machine. The flooring is wooden boards made from locally sourced oak and this continues into the reception rooms. Off the hall is a cloakroom and to the front the kitchen/dining room which where the units are bespoke and of painted wood, soft closing with concealed lighting and complimented by black granite worktops incorporating a breakfast bar. The integrated appliances are a 'Bosch' dishwasher, the others are 'Siemens' and comprise of a fridge, 5 ring induction hob, double oven and stainless steel extraction hood. There is a double sink, limestone flooring and in the dining area a handsome tailor made dresser. The windows in the kitchen have the benefit of a privacy film as do the top floor. The sitting room is open

plan but could be utilised as two spaces, almost a winter snug with the woodburner at one end and living room the other.

Adjacent the living room is a study/family room and both the living room and study have doors to the outside terrace and excellent views.

Upstairs on the landing is a linen cupboard, the loft is partially boarded and has a light. There are three bedrooms, the second bedroom with built in wardrobes, and the rear aspect looks across the countryside to Lodge Hill where stands Waddesdon Manor. The bathroom is attractively fitted with a white suite and has a separate shower cubicle.

OUTSIDE

At the front and down the side is parking for a five or so vehicles, and the garage is tandem length sub divided into with a workshop at the back. It has an electric roller door, screed floor, power, light, double glazed PVC personal doors and a PVC double glazed window.

An outstanding feature of the property is the garden which comprises of a large triangular plot which slightly drops away providing a fantastic elevated decked terrace coming off the back of the house. The outlook is stunning over the fields and it enjoys a south facing aspect. Next to the terrace is a sleeper bed. The garden

is predominantly lawn with a path down the centre and a sprinkling of mature trees. In the far corner is a former stable that is now a shed/workshop.

Within the lawn is a garden room designed and installed by the nearby company 'Green Retreats'. It is a modular building that has premium insulation allowing year round use. Externally it's finished in natural materials and the interior has electric heating, power, lighting and a laminate floor and to the front is its own patio area of slate chippings.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. The boiler was replaced approximately 5 years ago and a megaflo pressurised system fitted.

COUNCIL TAX – Band E - £2,736.67 2024/25

DIRECTIONS

From Aylesbury take the A41 towards Bicester and through the village of Waddesdon after about a mile turn right signposted to Quainton. Continue on this road into the village up to a T junction then turn left into Lower Street. Cautley Close will be found further along on the left.

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, 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 Pre-School and Primary School at Quainton.

Waddesdon Secondary School.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar Schools at Aylesbury and Buckingham.







APPROX. GROSS INTERNAL FLOOR AREA 155 SQ M / 1665 SQ FT
16 CAUTLEY CLOSE

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.









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