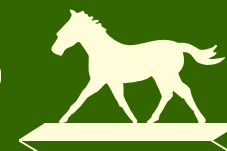




**Manor View, 8 Station Road, Quainton,
Buckinghamshire, HP22 4BW**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 4 miles (Marylebone 55 mins.), Buckingham 10 miles, M40 8 miles, Leighton Buzzard 10 miles (Euston 36 mins.). (Distances approx.)

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SUPERB CONTEMPORARY HOUSE PRESENTED IMMACULATELY WITH A SOUTH FACING GARDEN IN THIS SOUGHT AFTER VILLAGE AND WADDESdon SCHOOL CATCHMENT.

Hall, Sitting Room with Woodburning Stove, Kitchen/Dining Room, Cloakroom, Utility Room, 4 Bedrooms (3 Doubles and 1 Ensuite), Family Bathroom. Parking for 3 Vehicles. Enclosed Garden. Back Yard.

Offers in excess of £475,000 Freehold

DESCRIPTION

Manor View is an attractive contemporary house constructed in 2014/15 and occupying a private south facing plot just around the corner from the delightful heart of the village, the village green.

Its elevations are stone with brick dressing beneath a slate roof and the property enjoys upvc double glazing, underfloor heating on the ground floor via a heat pump, and internally the joinery including the skirtings, architraves, doors, windowsills, and staircase are all oak. Attention and care was paid to the finish, hence the chrome switches and plug sockets.

A composite door with leaded light panels and fanlight opens into a good size hall which has floorboards, and ahead lies the lovely dogleg stairwell. Off the hall is a cloakroom with LED downlighting, a tiled floor, wc, and a wash basin set in a granite counter and atop a vanity unit. The kitchen/dining room is triple aspect and again has LED downlighting as well as concealed lighting. The kitchen is by 'Howdens' and a pale shade of grey, the shaker style cupboards incorporating soft close doors and drawers. Integrated are a fridge, dishwasher, wine chiller, a double oven, and a 5 ring ceramic hob that has a glass and brushed chrome extractor hood above. The kitchen is complimented by dark granite worktops and back stands. In the sitting room are double doors out to

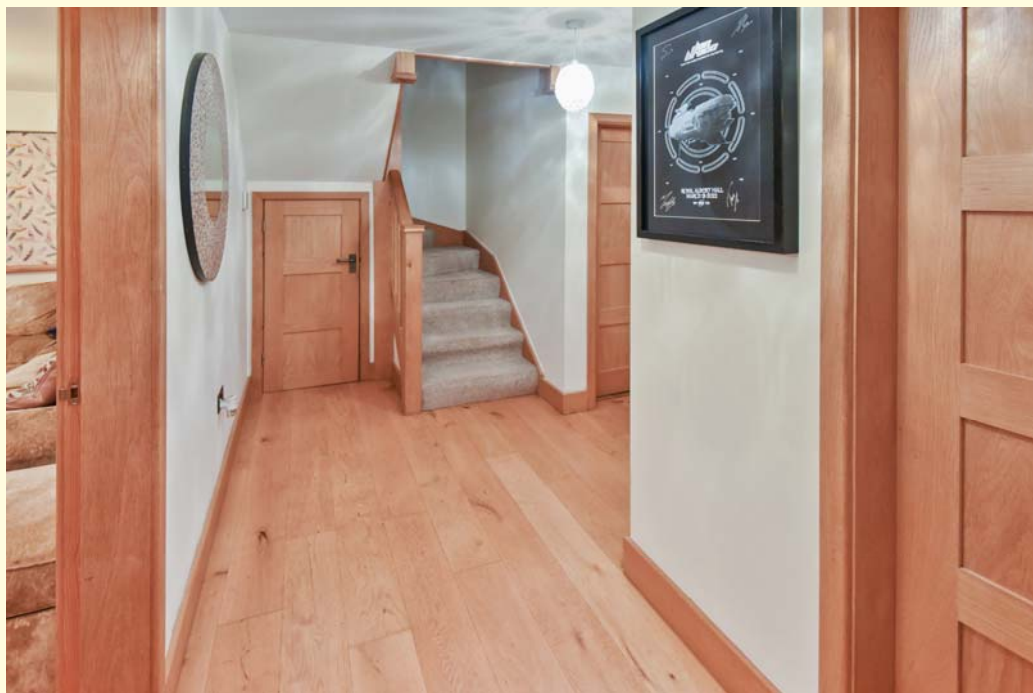
the garden and central on the wall a fireplace and cast iron woodburning stove on a porcelain hearth and a surround of charming patterned tiles below a wooden mantelpiece. There are more grey soft close cupboards in the utility room alongside an integrated fridge/freezer and spaces for a tumble dryer and washing machine. The worktop is a beech effect here with a stainless steel sink. A door leads to the back yard.

On the landing is a Velux window and the loft has a loft ladder and is boarded with lighting. The main bedroom boasts a built-in wardrobe which is shelved and the view from the window looks over the allotments in the foreground with Lodge Hill on the horizon where resides the Rothschild mansion Waddesdon Manor. There is LED downlighting and a tiled floor in the ensuite, a wc, a wash basin again set in a granite surface above a vanity unit, a heated towel rail, and the shower cubicle is extra wide with an overhead rainfall shower. Bedrooms two and three are doubles, one taking in the excellent view, the other a built-in wardrobe. The fourth bedroom currently acts as a dressing room and is half fitted with hanging rails and shelving. The family bathroom akin to the ensuite has a vanity unit and also a corner cupboard, and this time there is a jacuzzi bath.

OUTSIDE

The approach to Manor View is a broad gravel driveway with walled flanks and the house benefits from 3 parking bays.

The garden is to the front of the property and has a southerly aspect. It is made up of a chunk of lawn with some flower and shrub beds and the entire area is enclosed by close board fencing. There is a stone patio and the stone slabs also form a path down the side to a rear courtyard where there is a shed and wood store.



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, 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.

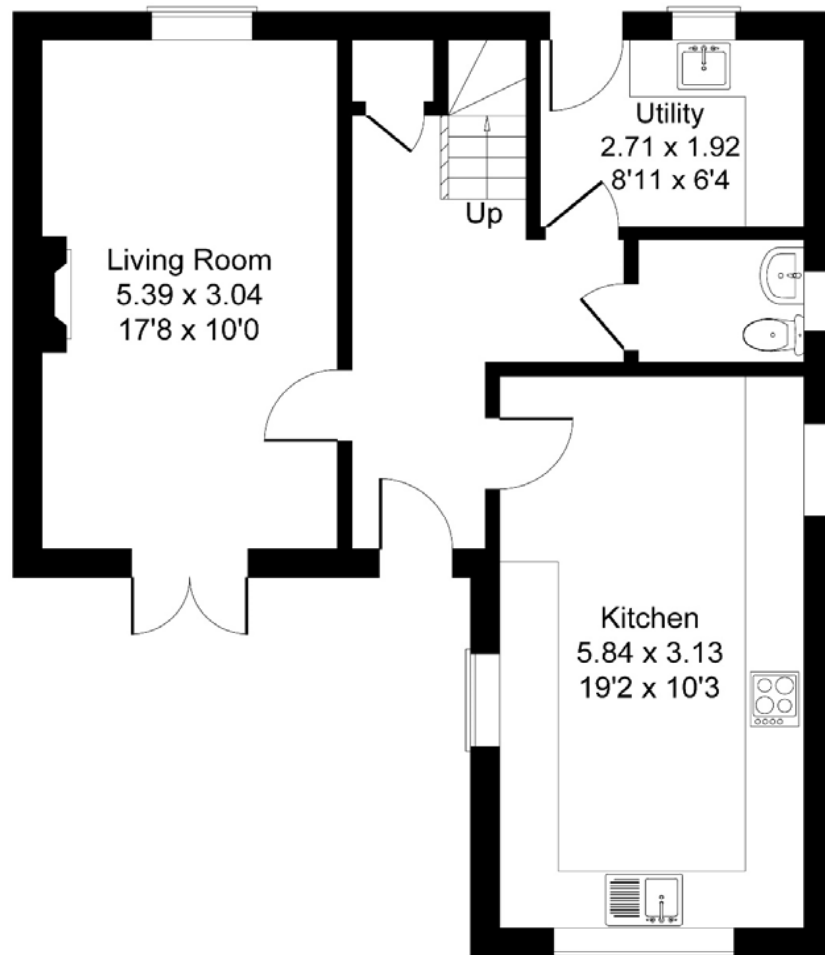




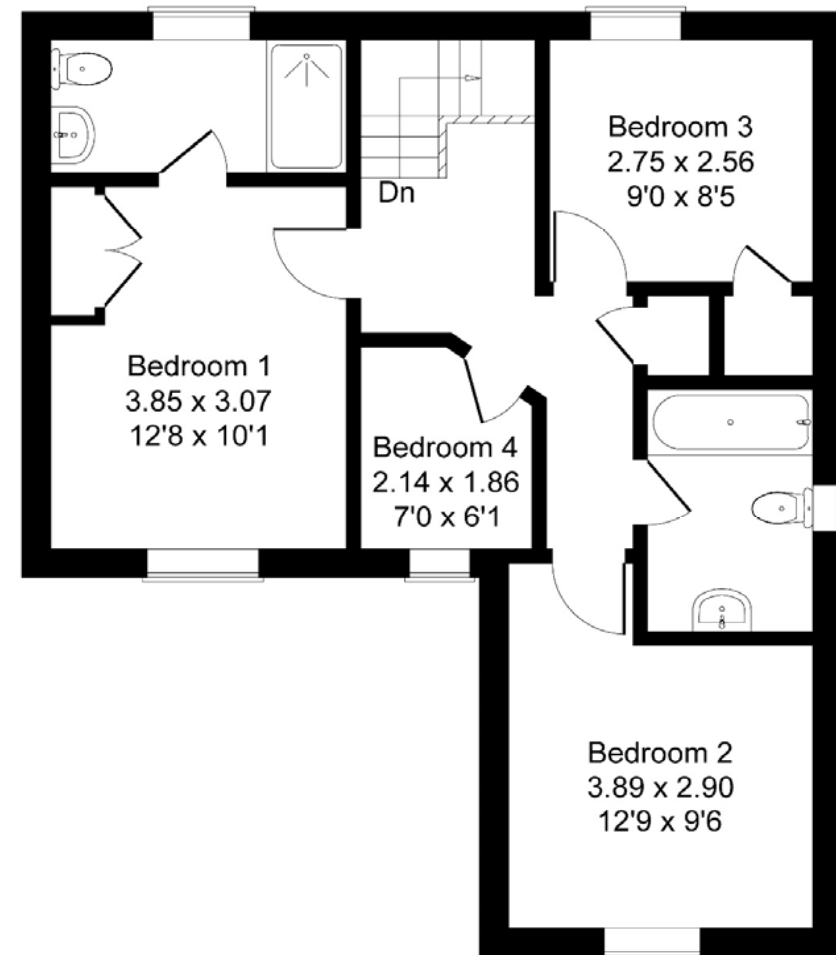
Manor View

Approximate Gross Internal Area = 109.63 sq m / 1180.04 sq ft

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



Ground Floor



First Floor





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.

COUNCIL TAX - Band F £3,083.70 per annum (2023/2024)

VIEWING - Strictly through the vendors agent W. Humphries at Waddesdon
01296 658270

SERVICES - Mains water, drainage, electricity. Heat pump central heating

DIRECTIONS- From Aylesbury take the A41 towards Bicester. Before reaching Waddesdon turn right at the roundabout and then right again posted to Quainton. Turn left at the crossroads and continue into the village. Station Road is on the left soon after the village green.



**Principle
Bedroom &
Ensuite**



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- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
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