



Station Road, Quainton - HP22 4BT

Guide Price £475,000

 **TIM RUSS**
& Company



76 Station Road

Quainton, Buckinghamshire

- BOTH WADDESDON AND AYLESBURY GRAMMAR SCHOOL CATCHMENT AREA
- EXCEPTIONAL FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH RURAL VIEWS
- JUST ONE OF THIRTEEN NEW HOMES
- STUNNING KITCHEN/DINING /FAMILY SPACE WITH BIFOLD DOORS
- SUPER SIZE REAR GARDENS
- DRIVEWAY PARKING FOR THREE MOTOR VEHICLES PLUS EV CHARGING POINT
- PRINCIPAL BEDROOM WITH LARGE ENSUITE SHOWER ROOM
- SITTING ROOM PLUS FAMILY ROOM/STUDY
- WITHIN A SHORT DRIVE OF AYLESBURY VALE TRAIN STATION
- TOP VILLAGE WITH GREAT COMMUNITY

Council Tax band: TBD

Tenure: Freehold



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A beautifully designed three/four bedroom home with all the spaces in the right places. The entrance hall leads to the sitting room, which is both light and of a good size.

Special mention must be made of the kitchen/dining/living area, located at the rear of the property, and enjoying views of the garden. In the summer months with the bi-fold doors open it allows fabulous entertaining space. The kitchen area is fitted with an extensive range of base and wall units complemented with quartz work surfaces and fitted Bosch appliances.

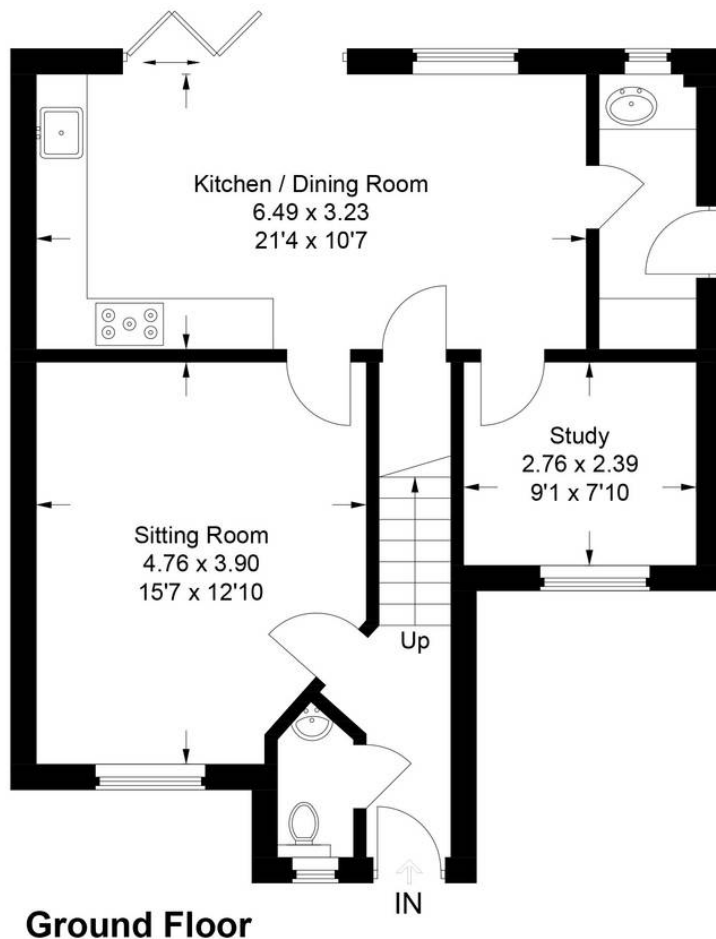
A study/family room, utility and cloakroom complete the ground floor.

The first-floor bedrooms are all of a good size with the principal having an elegant ensuite shower room. There are two/three further bedrooms. (The third of which could be a super dressing room or second study). A family bathroom conclude the accommodation.

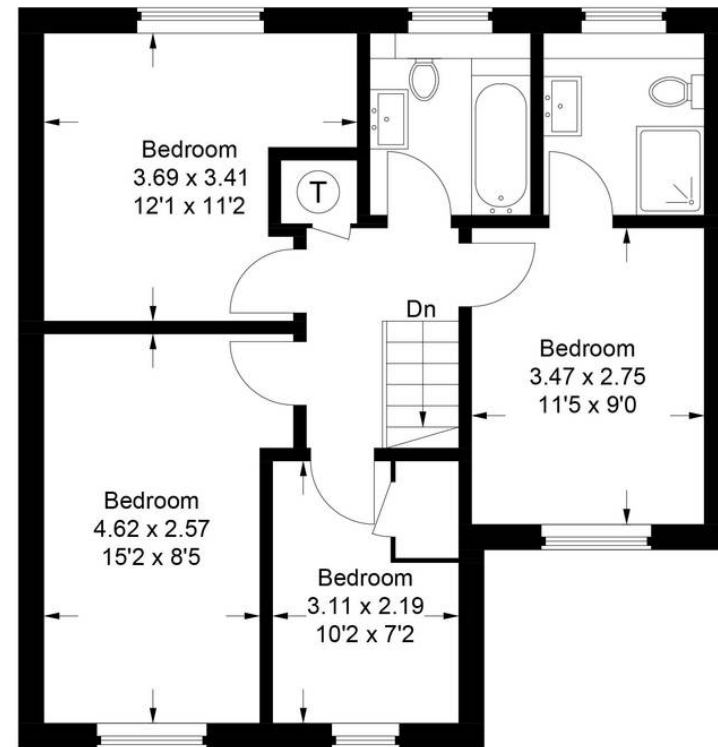
Outside

To the front and the side of the property is driveway parking for two motor vehicles with an electric motor vehicle charge point. A pedestrian gated access opens into the great sized rear garden. There is a large terrace which is perfect for entertaining to the rear of the property with the remainder of the garden being laid to lawn.





Ground Floor



First Floor

Station Road

Approximate Gross Internal Area
 Ground Floor = 59.7 sq m / 643 sq ft
 First Floor = 56.7 sq m / 610 sq ft
 Total = 116.4 sq m / 1,253 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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