



9 North End Road, Quainton,  
Buckinghamshire, HP22 4BD

**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

## **9 NORTH END ROAD, QUANTON, BUCKINGHAMSHIRE, HP22 4BD**

**A PERIOD HOUSE IN A NO THROUGH ROAD OFFERED WITH NO UPPER CHAIN. THE PROPERTY HAS ITS OWN PARKING AND A BIG GARDEN BACKING ONTO FIELDS**

**Lobby, Sitting Room, Dining Room, Kitchen, Utility/Boot Room, Cloakroom, Two Bedrooms, Bathroom. Workshop/Possible Garage. Driveway for 2/3 Vehicles. 90ft Garden**

**GUIDE PRICE £325,000 Freehold**

### **DESCRIPTION**

North End Road is a no through lane at the very north easterly edge of the village, number 9 on the left hand side benefitting from a view over the neighbouring countryside. The property is at the end of a small late Victorian terrace identified from the name plate as 'West End Villas 1892' and has brick elevations under a slate roof with a rendered gable wall. The front door is double glazed with opaque panels and a fanlight and opens into a lobby. There are two reception rooms, each with a fireplace although neither are currently working, in the dining room it is tiled with a wood surround and in the sitting room an attractive stone effect housing an electric fire. The kitchen is fitted in pine units and marble style worktops incorporating a one and a half bowl stainless steel sink. There is an integrated Neff oven and Belling ceramic hob that has an extractor hood above. Then a useful boot room/utility, behind three doors are shelving and a counter with space for appliances below. Plumbing for a dishwasher and/or a washing machine can be found in this room and the kitchen. A door leads outside and at the end is a cloakroom with a wc and wash basin.

Upstairs the main bedroom is a big double that has mirrored wardrobes along one wall, the second contains the airing cupboard and adjacent an additional cupboard. In the bathroom is a wc, wash basin, panelled bath and a separate shower cubicle. The room is half tiled and has a heated towel rail. On the landing is the loft access, the attic is big and subject to the necessary consents could be converted.

### **OUTSIDE**

There is a wrought iron railing along the front with a hand gate and driveway gates, the latter leading to tarmac parking for 2/3 vehicles down the side.

At the rear is a large paved patio and a lawn with flowers and shrubs and at the bottom a rockery. By the house is a shed/workshop that could be made into a garage, it has a concrete floor, power and light and in the garden a greenhouse. Beyond the back boundary is open countryside and the view to the right is up the Quanton hills.

**AGENTS NOTE:** A right of way from next door crosses the back.



## 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 14<sup>th</sup> century church which is exceptionally rich in large late 17<sup>th</sup> and 18<sup>th</sup> century monuments. The centre point of Quainton is the picturesque village green which looks up towards the 1830 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 embosomed by trees. Quainton now has a public house and popular cafe, motor repairs, shop, playing field and floodlit tennis courts.

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. 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.

## 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.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating.

## VIEWING

Strictly via the vendors agent.

## 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. Follow Lower Street to the end and then right into North End Road.





APPROX. GROSS INTERNAL FLOOR AREA 1133 SQ FT / 105 SQ M  
9 NORTH END ROAD

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.



#### IMPORTANT NOTICE

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