



Station Road

Quanton | Aylesbury | Buckinghamshire | HP22 4BW



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Williams are pleased to welcome to the market this superb four bedroom detached family home located in the sought after village of Quinton, Aylesbury. The property boasts an entrance hall, living room with a character log burner, kitchen with granite work surfaces, spot lights and under floor heating, utility room, WC, master bedroom with en suite, two further bedrooms, storage room/bedroom four, bathroom, driveway allowing parking for three cars, spacious front garden and a rear courtyard. Viewing comes highly recommended.

Offers in excess of £550,000

Quinton

Quinton is a pretty North Buckinghamshire village with a public house, a general store/Post Office, coffee shop and primary school within the village whilst a wider range of facilities are located at nearby Waddesdon (Note; the property falls within the catchment for the Waddesdon Church of England senior school) and Aylesbury, including the newly opened main line commuter rail service to London Marylebone (Aylesbury Parkway approximately 3 miles distant) The M40 (junction 7), serving London and the Midlands is within 10 miles. Aylesbury Vale Parkway Station approx: 5.1 miles Aylesbury approx: 6.9 miles Buckingham approx: 11.1 miles Thame approx: 12.1 miles Bicester approx: 12.2 miles

Local Authority

Aylesbury Vale District Council

Council Tax

Band F

Services

All main services available

Frontage

There is a shared driveway leading to a private gravelled drive offering parking for three vehicles, access leads to the front garden comprising of laid to lawn and a patio area. Side access leads to the rear courtyard.





- Detached
- Front Garden
- Under Floor Heating
- Sought After Village Location
- Four Bedrooms
- Driveway
- Air Sourced Heat System
- Viewing Highly Recommended

Entrance

Enter the property via a composite front door leading in to the entrance hall with doors leading off to the living room, WC and utility. Stairs rise to the first floor with an under stairs storage cupboard.

Living Room

The living room is a good size and comprises of wood flooring laid to floor with two light fittings to the ceiling, UPVC windows to the rear aspect and UPVC double doors to the front allowing for a great degree of natural light, Television aerial point to one corner and an open log burner with brick surround. There is ample space for a large two piece suite, coffee table and other furniture. Under floor heating.

Utility

The utility room comprises of tiles laid to floor with a range of base and wall mounted units, wooden worktops, stainless steel sink with draining board and mixer tap, integrated fridge/freezer and space for a washing machine and tumble dryer. There is a UPVC window to the rear aspect and a door leading out to the rear garden. Under floor heating.

WC

The WC comprises of tiles laid to floor, low level WC and a vanity hand wash basin with storage cupboards, mixer tap and tiles splash backs, extractor fan and under floor heating. There is a modesty window to the side aspect.



The property sits close to a range of local amenities including the shops and restaurants of nearby Aylesbury. Main commuter routes are close by including railway services being approximately 3.8 miles away from Aylesbury Vale Parkway. Local schooling is close by being approximately 0.8 miles from Quainton Church of England School and approximately 2 miles from Waddesdon Church of England Primary & Secondary School.



Kitchen/Diner

The kitchen/diner is finished to a high standard and comprises of a range of shaker style base and wall mounted units with granite work surfaces, stainless steel sink with draining board and mixer tap, extractor fan, under counter spot lights, integrated appliances including a double oven with Halogen hob and extractor fan overhead, fridge, wine cooler and dishwasher. Wooden flooring with under floor heating, spot lights to ceiling and a door to the hall way. There is plenty of space for a large dining table with several chairs.

Landing

The landing gives access to all bedrooms and the bathroom. Carpet laid to floor with a sky light to the ceiling.

Bedroom One & En Suite

Bedroom one is situated at the front of the property and comprises of carpet laid to floor with a window to the front aspect, light fitting to ceiling, one wall mounted radiator panel and double integrated wardrobes. There is plenty of space for a double bed, bedside tables and other bedroom furniture. The en suite is fitted with a three piece suite comprising of a vanity hand wash basin with storage cupboards, granite top with tiles splash backs and tiles laid to floor, double shower stall with glass sliding doors and a rainfall shower head, low level WC and a chrome towel radiator. There is a modesty window to the rear aspect.

Bedroom Two & Three

Bedroom two is a further double room comprising of carpet laid to floor with a light fitting to the ceiling and a UPVC window to the front aspect. There is space for a range of bedroom furniture.

Bedroom three is situated at the rear of the property and comprises of carpet laid to floor with a light fitting to the ceiling, integrated wardrobes and a UPVC window to the rear. There is space for a double bed and other bedroom furniture.

Storage Room/Bedroom Four

Bedroom four is situated at the front of the property and comprises of carpet laid to floor with a light fitting to ceiling and a window to the front aspect. There is space for a range of bedroom furniture.

Bathroom

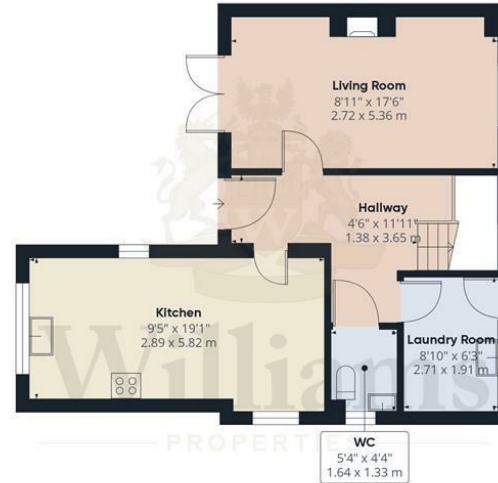
The bathroom is fitted with a three piece suite and comprises of tiles laid to floor with a panelled Jacuzzi bathtub, vanity hand wash basin, tiled splash back and granite tops, low level WC and a chrome towel radiator. There is a modesty window to the side aspect.

Rear Courtyard

There is an enclosed rear courtyard with space for two storage sheds.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A				(82 plus) A	
(81-91) B			82	(61-81) B	
(69-80) C		71		(50-60) C	
(55-68) D				(39-49) D	
(39-54) E				(29-38) E	
(21-38) F				(11-28) F	
(1-20) G				(1-10) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC				EU Directive 2002/91/EC	
England & Wales				England & Wales	





Floor 0



Floor 1



Approximate total area⁽¹⁾
1049.9 ft²
97.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.