





An immaculately presented five-bedroom family home, extended to the rear to provide flexible living accommodation, with the additional benefit of having a south-facing garden, and equestrian facilities in the heart of the desirable village of Quainton.

An in-and-out driveway provides plenty of parking to the front of this impressive village property.

The reception rooms on the ground floor, which include a family room, study, sitting room, and dining room are inviting and spacious, perfect for modern family living.

The kitchen/breakfast room is fitted with bespoke, handmade floor and eye-level units, and an electric AGA (not included in the sale) along with a breakfast bar for casual dining.

The conservatory boasts views over the rear garden making for a particularly lovely space to relax in, accessed via the dining room which is open plan to the sitting room it lends itself to entertaining with friends and family all year round.

The utility room and separate W.C with a shower are really useful for large families and those that enjoy their outdoor activities.

The first floor has four bedrooms each one enjoying views either to the front or rear, two of which have en suites, with a family bathroom completing the first-floor accommodation.

The second floor has a generous bedroom with far-reaching open countryside views and an en-suite shower

Double gates to the right-hand side of the property lead to the rear garden, which is laid to lawn with a patio area for al-fresco dining.

The absolute privacy of the equestrian facilities is ideal for those who appreciate having their horses at home.

With plenty of parking for a lorry, stables, storage barns, an all-weather menage, and fenced paddocks along with an all-weather turn-out, it is the perfect setup.

Whilst the facilities were constructed by the current sellers for equestrian purposes, the barns would also lend themselves to storing classic cars, or equipment, offering the potential for several alternative uses such as annex accommodation.

The village of Quainton offers a pleasing lifestyle and this friendly village has an active community with various clubs and societies. There is an annual summer school fete and a November bonfire with a fireworks display on the traditional village green.

The excellent primary school is in the heart of the village and there is the convenience of a good pub, a traditional village store, and a cafe.

The Holy Cross and St Mary church enjoy weekly services and bell ringing. The Women's Institute and most recently a village community choir are well supported.

Quainton takes its name from the Old English words Cwen + Tun which 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 features.

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 still visible!

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, MK1 at Milton Keynes and Oxford.

The A41 provides easy access into Aylesbury, Bicester and the M40 network.

Rail connections are fast and convenient on the Chiltern Line reaching London Marylebone in just over an hour from Aylesbury Parkway. Services to Euston are available from Cheddington and Leighton Buzzard.

Nearby schooling includes the highly regarded Waddesdon School, currently rated as Outstanding and Aylesbury Grammar Schools.











Accommodation Comprises:

Ground Floor - Entrance Hallway, Study, Family Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, W.C With Shower, Conservatory, Rear Lobby.

First Floor - Principal Bedroom, With En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room, Two Further Bedrooms, and Family Bathroom.

Second Floor - Large Bedroom With En-Suite Shower.

Outside - Driveway Parking For Several Vehicles To The Front. Gated Side Access To The Left, Double Gates To The Right Leading To Further Parking and The Equestrian Facilities.

Enclosed Rear Garden Laid To Lawn and Fruit Trees

Facilities: Enclosed Yard With 4x Oak Framed Stables and A Tack Room Under A Slate Roof. 23'x12' Covered Hay Barn.

Hardstanding For Horse Lorries, and Additional Vehicles, Steel Framed Storage Barn/Garaging, and A Fifth Stable.

20mx40m Menage With Martin Collins "Activ-Track" Waxed Surface, And Turn Out Pen ( With The Same Surface ) 3 Paddocks Enclosed By A Combination Of Post and Rail and Mature Hedges.

Agents Notes: The AGA and Woodburning Stove in the kitchen are available by separate negotiation.









Approximate Gross Internal Area 4946 sq ft – 460 sq m

Ground Floor Area 1507 sq ft – 140 sq m

First Floor Area 1087 sq ft – 101 sq m

Third Floor Area 330 sq ft – 31 sq m

Garage Area 977 sq ft – 91 sq m

Outbuilding Area 1045 sq ft – 97 sq m



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-61) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC | 74        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (52-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



