



  
**Andrew Murray & Co**  
Residential Sales and Lettings

**Quinton Cottage, Upper Street, Quinton - £1,250,000**

# Quinton Cottage, 8 Upper Street, Quanton, Buckinghamshire, HP22 4AY



## Quanton Cottage

Situated in a peaceful village setting and in an elevated position with glorious views over the village and across open countryside, this is a very characterful detached 5 double bedroom period family home with attractive grounds extending to approximately ½ an acre, a detached two storey annexe, a double garage and a gravel in-and-out driveway. Dating back in parts to the 17<sup>th</sup> century, this stylishly decorated and spacious family home offers flexible accommodation arranged over two floors and a wealth of period features including many exposed wall timbers.

Downstairs, there is a welcoming entrance hall with stairs leading up to the first floor with understairs cupboard, further cupboards and a guest cloakroom. Leading off, to the left are two good size reception rooms, one a sitting room, the other a more formal drawing room with an open fireplace, secondary staircase and a little study to one corner. To the end is a useful utility room with fitted units, a butlers sink and a back door. The kitchen and dining room have been thoughtfully opened up to create a large and bright dual aspect room with a fireplace in the dining room and, in the kitchen, a range of fitted cupboards, drawers and appliances, a breakfast bar/island with a marble top, an oil-fired range, which provides hot water and central heating, and a further back door. Leading off is a large boot room, with further outside access, which could have a number of other uses, such as a larger study.

## Accommodation

### Main House

#### Ground Floor

Sitting Room, Drawing Room, Study, Kitchen/Breakfast Room, Dining Room, Boot Room, Utility Room, Cloakroom

#### First Floor

Master Bedroom with ensuite Bathroom, four further double Bedrooms, Family Bathroom, Shower Room

### Annexe

#### Ground Floor

Sitting Room, Studio

#### First Floor

Bedroom, Bathroom.

### Outside

Large enclosed Gardens, Double Garage, Gravel Driveway.



# Quainton Cottage, 8 Upper Street, Quainton, Buckinghamshire, HP22 4AY



## Quainton Cottage (cont'd)

Upstairs, there is a large master bedroom with beautiful views across to Waddesdon Manor, an ensuite bathroom, with separate shower, and fitted wardrobes. There are four further double bedrooms, two served by a family bathroom and two served by a shower room.

The recent extension and conversion of the old Coach House has created a marvellous annex with a full picture window overlooking the garden, which the current owners use as an artists studio. Downstairs could easily be changed to incorporate a sitting room and kitchen/dining area to create a completely self-contained annex. Upstairs is a double bedroom and a bathroom.

The rear gardens begin with a paved terrace, with space for outside table and chairs, leading to a gently rising lawned area, with flower and shrub borders, up to a more dramatic rise to the rear with amazing views and access, via the neighbouring property, onto the fields behind and to the North Bucks Way. A level garden area, more suitable for children's football and similar activities can be found to the right, wrapping around the neighbouring garden. To the front is a large gravel driveway, bounded to the front with stone walling and mature hedging. To the side is a partitioned double garage with through access into the rear garden.



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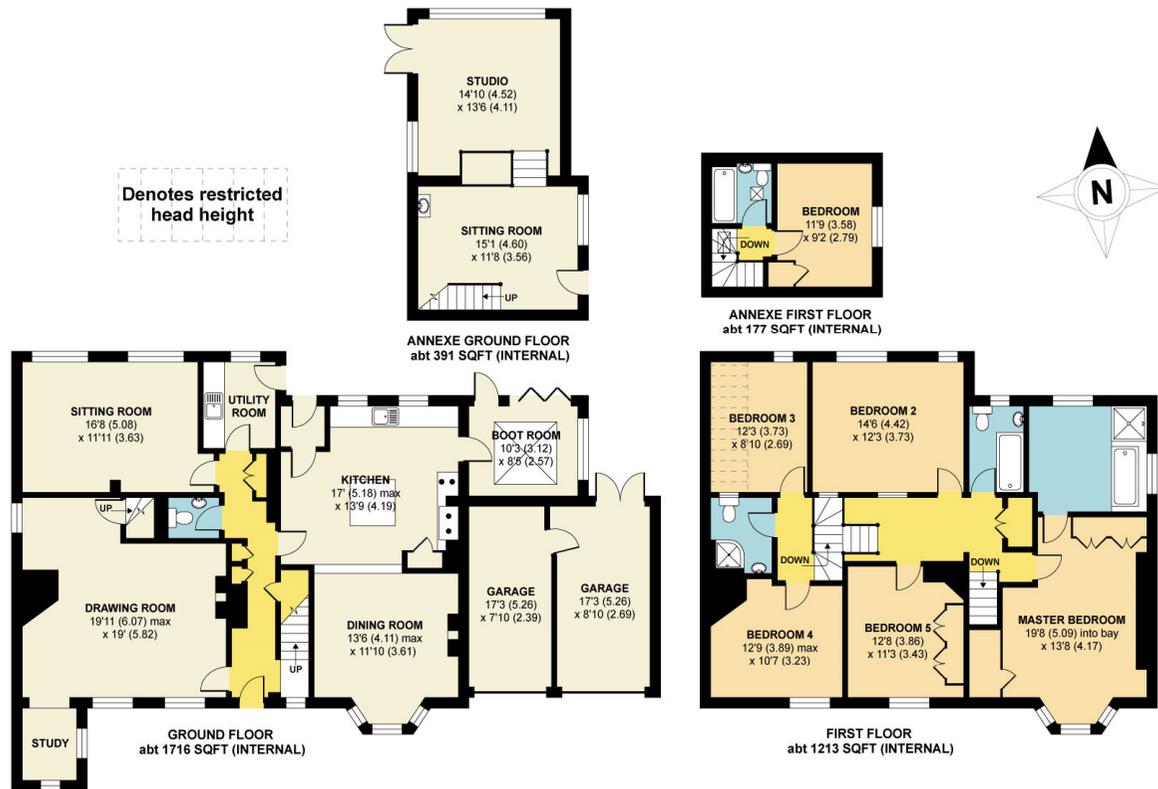
## Quinton

The attractive and vibrant village of Quinton is situated about 7 miles northeast of Aylesbury and has an interesting mixture of modern and character homes, a picturesque village green and a windmill. Village amenities include Holy Cross & St Mary's Church, Quinton Baptist Chapel, The George & Dragon public house, coffee shop and tea room, a village shop, a garage, an active tennis club, the large modern Quinton Memorial Hall and the famous Buckinghamshire Railway Centre. The village is surrounded by beautiful countryside with a network of footpaths and bridle paths. The North Bucks Way, a 35 mile trail running from the Ridgeway to Milton Keynes, is located a stone's throw from the end of the garden, facilitating easy traffic-free access for children and dogs.

Aylesbury Vale Parkway railway station is situated about 4 miles away and has fast rail services to London Marylebone.

The county town of Aylesbury is within about 7 miles and provides an extensive range of shopping and leisure amenities.

Buckinghamshire retains its highly coveted grammar school system and schools within catchment include Quinton C of E Primary School (infant & junior), Waddesdon C of E School (secondary), Sir Henry Floyd Grammar School, Aylesbury Grammar School and Aylesbury High School. Local independent schools include the highly regarded preparatory schools of Ashfold and Swanbourne, both situated within about 15 minutes drive.



APPROX. GROSS INTERNAL FLOOR AREA 3497 SQ FT 324.9 SQ METRES  
(INCLUDES GARAGES & EXCLUDES RESTRICTED HEAD HEIGHT)

## Upper Street, Quinton, Aylesbury, HP22

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**Tenure**  
Freehold

**Services**  
Mains electricity, water and drainage. Oil fired Central Heating

**Local Authority**  
Aylesbury Vale District Council

**Tax Band**  
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