



88 STATION ROAD  
QUANTON BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY





## 88 STATION ROAD QUAINTON BUCKINGHAMSHIRE

A NEW TWO DOUBLE BEDROOM  
END-TERRACE HOME WITH AIR-  
SOURCE HEATING AND TWO  
BATHROOMS.

**PRICE £329,950**



## The Property

This brand new two double bedroom end-terraced property has been built and finished to a high specification. What a lovely first home! Situated in a beautiful countryside village location, this property is part of an exclusive development consisting of thirteen brand new homes, all within catchment for the highly regarded Waddesdon Secondary School.

The ground floor consists of an entrance hall that provides access to the cloakroom and the kitchen/living space complete with underfloor heating. The kitchen area is well appointed with a good range of fitted floor and wall units, complimented with quartz worktops. There are numerous fitted appliances including fridge/freezer, oven and induction hob. The sitting/dining space is flooded with natural light provided by the bi-fold doors, which in turn provide access to the terraced area. This concludes the ground floor. To the first floor, there are two double bedrooms, the principal of which has a smart en-suite shower room. This is just perfect to move straight into, even the carpets and flooring are in place. All you need to do is move in.

## Outside

To the front, there is allocated parking. The front garden is laid to lawn with planted borders. There is an independent pedestrian gate accessing the garden to the rear. Mainly laid to lawn with an attractive terrace perfect for entertaining.



## Education

Village Primary School at Quainton. Highly regarded Waddesdon Secondary School. Grammar Schools at Aylesbury and Buckingham.

## Location

The centre point of Quainton is the picturesque village green which looks up towards the 1830 working windmill.. Quainton now has a public house, café, motor repairs, a general store and post office, and there are many clubs and societies. The sports ground features a football pitch, tennis court and skateboard park. The surrounding market towns and villages provide a wealth of historic and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway which frequently hosts family events. Extensive shopping facilities are situated at Bicester Village Retail Outlet, and Milton Keynes. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Bicester Village station provides a rail service to Oxford in 10 minutes and again London Marylebone in under an hour.

**Post code for SatNav:** HP22 4BT

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.



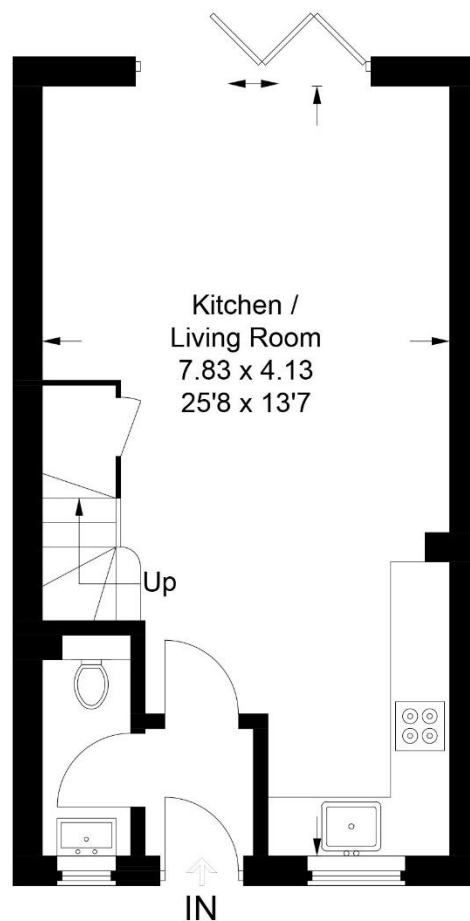
## Additional Information

- **Council Tax Band** - TBD
- **SAP Rating** – C
- **Management company** - will be set up once all builds are completed.
- **Services** – Mains electricity, water, drainage and air source gas central heating (Underfloor heating to ground floor)
- **Local Authority** – Buckinghamshire County Council
- **Tenure** - FREEHOLD

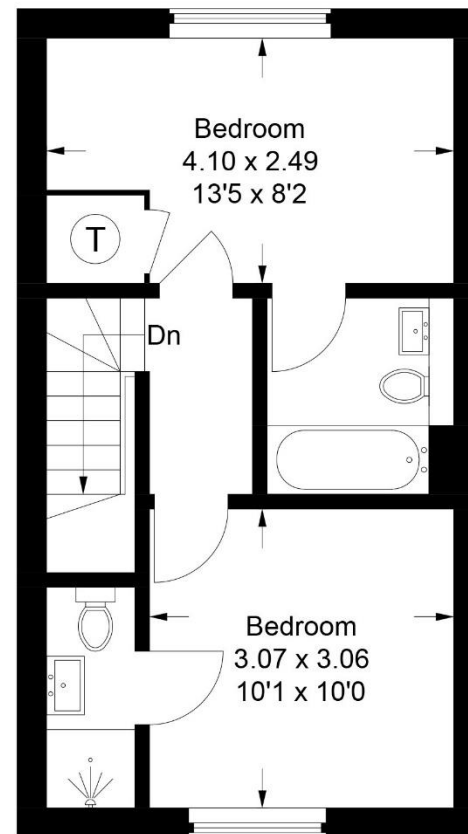
Ref: TH/







**Ground Floor**



**First Floor**

## **Station Road**

Approximate Gross Internal Area  
 Ground Floor = 33.1 sq m / 356 sq ft  
 First Floor = 32.6 sq m / 351 sq ft  
 Total = 65.7 sq m / 707 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



112 High Street, Thame, Oxon OX9 3DZ

**T: 01844 217722**

E: [thame@timruss.co.uk](mailto:thame@timruss.co.uk)

**[www.timruss.co.uk](http://www.timruss.co.uk)**

**TIM RUSS**  
 & COMPANY