



**Windy Ridge, 42a Upper Street,
Quainton, Buckinghamshire, HP22 4BA**

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

WINDY RIDGE, 42a UPPER STREET, QUANTON, BUCKINGHAMSHIRE, HP22 4BA

AN INDIVIDUAL THOUGHTFULLY DESIGNED HOUSE NESTLED IN A WONDERFUL ELEVATED PLOT. NEARING AN ACRE OF GARDENS THE PROPERTY OFFERS POTENTIAL FOR EXPANDING OR REMODELLING, EVEN POSSIBLY TO BE A VIRGIN SITE ON WHICH TO CONSTRUCT A NEW DREAM HOME. FAR REACHING VIEWS.

3/4 RECEPTION ROOMS. 3/4 BEDROOMS. SUBSTANTIAL PARKING. RANGE OF OUTBUILDINGS. TREE STUDDED PLOT

FOR SALE FREEHOLD

DESCRIPTION

Windy Ridge sits in a slightly elevated location tucked away off a side street in the charming village of Quanton, ever popular due to its splendid windmill atop the village green and its catchment into Waddesdon School and Aylesbury Grammar Schools. The property presents an extremely rare opportunity for a number of possibilities within its almost an acre plot. Should one desire you could extend or remodel the existing dwelling to create a more substantial house, or demolish the current house and build a new home to ones own specification (subject to the necessary consents).

The owners have also submitted a planning application to develop the site with a scheme of 4 properties that is in the councils consideration.

Until the late 1960's the plot was a bare field, it was then that the present and very same owners designed and built a truly unique architect assisted 'one off' residence crafted around the idea of absorbing as much light and the stunning views as feasible resulting in a boldly shaped somewhat chalet style appearance with lots of picture windows. The interior has angular walls, exposed brickwork and well proportioned rooms, and its grounds are delightful, approaching 1 acre of tree dotted lawns. The house stands in the middle of the grounds and a little way from the house are a range of outbuildings (3 phase electricity to the workshop), with more elsewhere on another boundary.

A vaulted porch was added some years ago, and in keeping with the rest of the building it is quirky with wood block flooring and has a pantry with plumbing

for a washing machine. Off the hall is the staircase, and a cloakroom equipped with a wc and wash basin. The stylish kitchen features beech and marble effect units and worktops and twin doors lead you into the 25ft wide sitting room that takes in the superb outlook. An open copper fireplace and slate hearth are found centrally in the back wall, the fire has a back boiler and can provide heating and hot water. There is a comfortable dining room, and also another generous dual aspect reception room or bedroom.

On the first floor are three double bedrooms served by a family bathroom, all of which benefit even more from the views.

OUTSIDE

The entrance to Windy Ridge is over a long tarmac driveway that opens onto a considerable parking bay in front of a selection of garaging, workshop, and stores.

On the cusp of the village curtilage the northern boundary abuts the Quanton Hills and the vista, particularly southward, picks out Lodge Hill where you can just make out the towers of the Rothschild Mansion Waddesdon Manor, and further distant the Brill hill.

The immediate surround of the house consists of formal garden with planted flower beds and a paved seating terrace shaded below a silver birch.

The entire acre or thereabouts is screened by a variety of trees and established hedgerow.



THE OUTBUILDINGS

The **workshop** is brick and block construction beneath a pitched slate roof. It has a concrete floor, boarded loft, windows at the rear and sides, and 3 phase mains power with lighting and numerous plug points.

Attached to the workshop is a mainly timber **lean-to** with a corrugated metal roof.

To the right of the workshop lies the detached **garaging**, timber construction under a pitched slate roof. Again it is supplied with mains power, has a concrete floor, lighting, and at the front a secure electrically operated roller shutter door.

On the eastern boundary is another **block of timber barns** comprising:
 A 13' x 7'8" covered store, a 13 x 7'7" store, and a larger 13' x 11'7" machinery store, both the latter with mains power.
 A greenhouse is next to the barns that measures 13'5" x 10'6" and sectioned inside is a potting compartment.

A 12' x 8' timber shed is located two thirds of the way up the northern boundary.

AGENTS NOTES ON PLANNING MATTERS:

The planning application submitted to Aylesbury Vale District Council in March 2024 can be found at the AVDC planning portal by searching the reference 24/00928/AOP

COUNCIL TAX BAND – G £4,184.40 per annum 2026/27

NB: A footpath crosses the very bottom of the western boundary along the side of the drive.

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 14th century church which is exceptionally rich in large late 17th and 18th century monuments. The centre point of Quainton is the picturesque village green which looks up towards the 1830 working 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 encompassed by trees. 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 historical 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, 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. Bicester Village station provides a rail service to Oxford in 10 minutes and again London Marylebone in under an hour.

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.

VIEWING

Strictly via the vendors agent W Humphries Ltd

SERVICES

Mains electricity (3 phase to the workshop), water, & drainage. Oil fired central heating.

DIRECTIONS

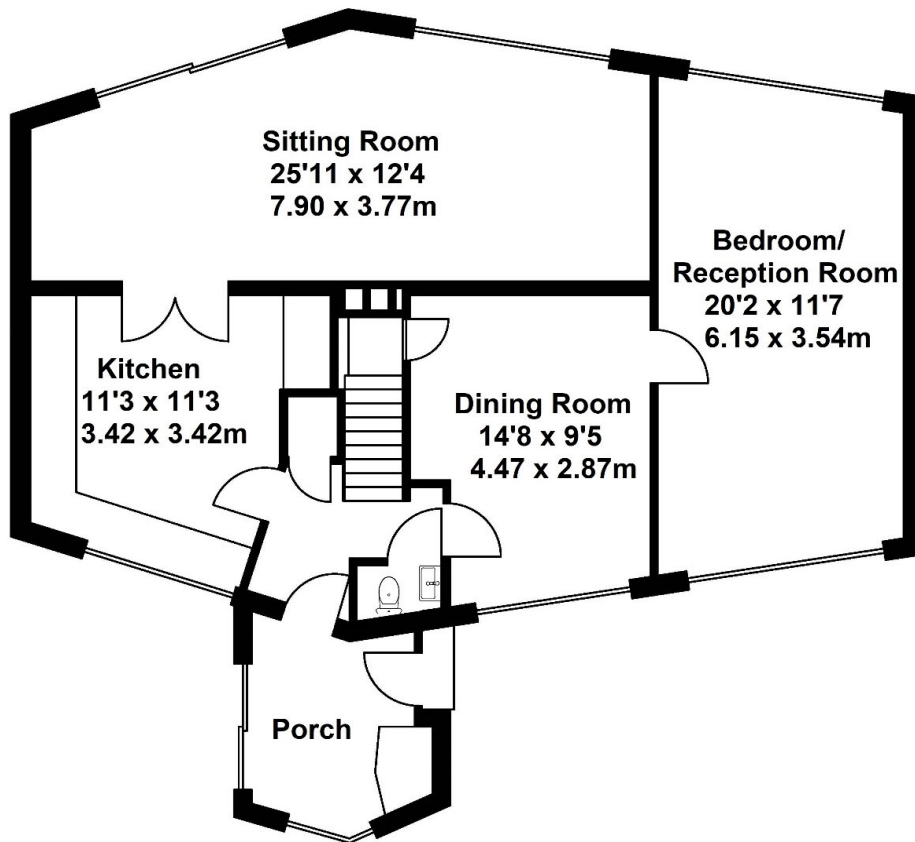
From Aylesbury take the A41 towards Bicester through the village of Waddesdon and after a further mile or so turn right signposted to Quainton. Follow this road over the railway bridge into Station Road then at the T junction turn right and quickly left up the village green. Upper Street is on the right.



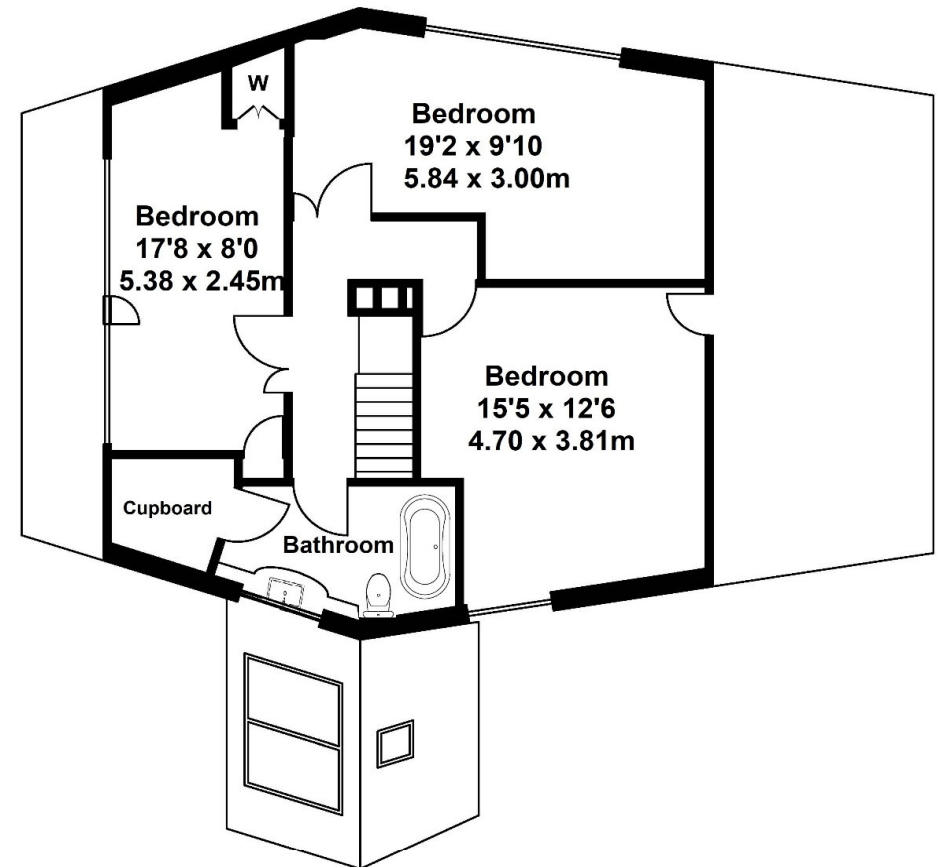
42a Upper Street

Approximate Gross Internal Area
Main House = 1841 sq ft - 171 sq m

GROUND FLOOR



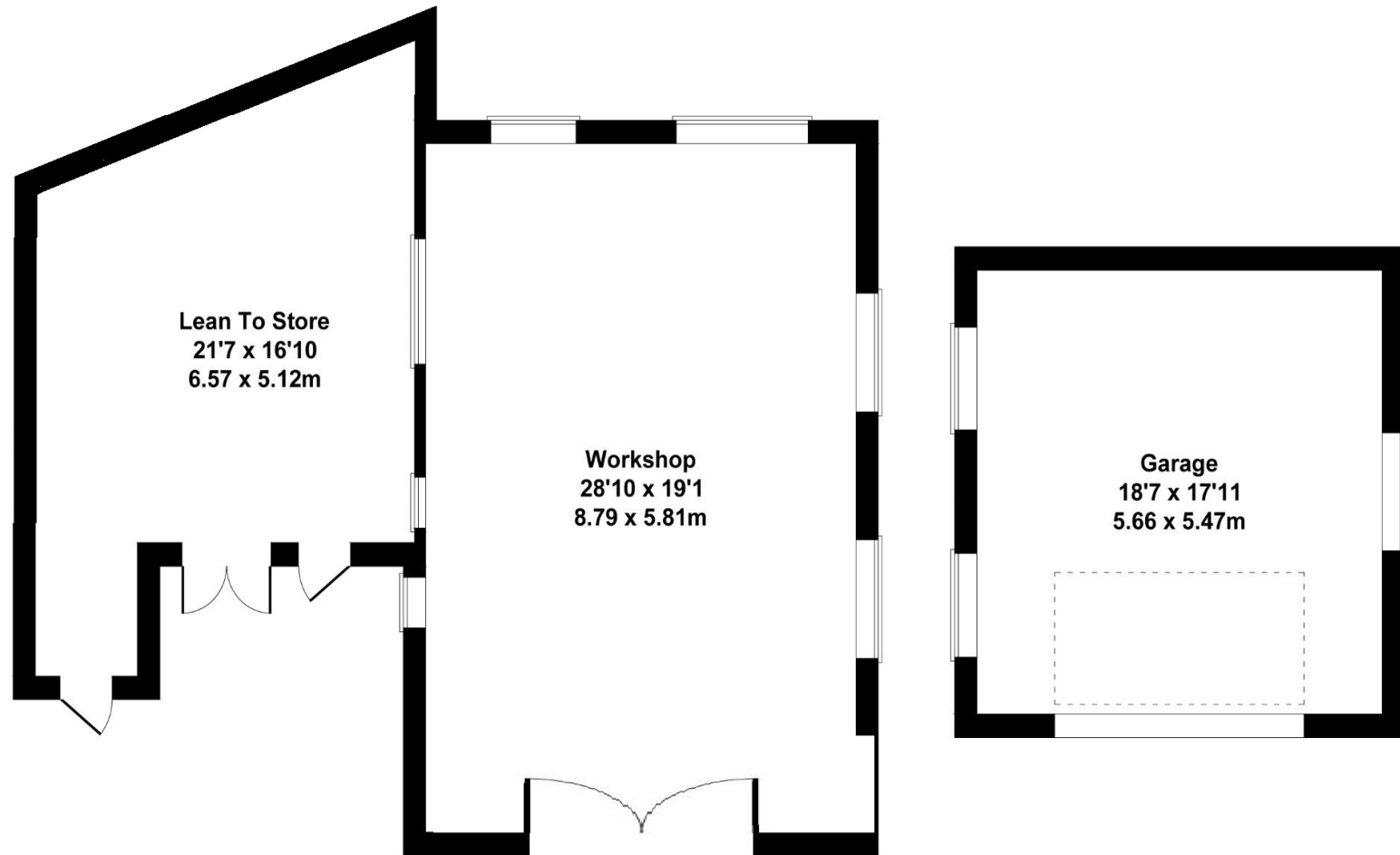
FIRST FLOOR



AVERAGE MEASUREMENTS TAKEN DUE TO IRREGULAR ROOM SHAPES

42a Upper Street

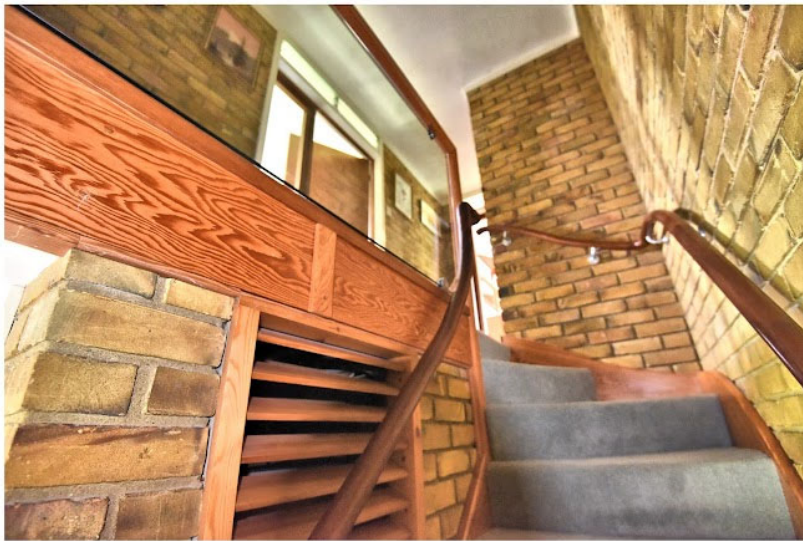
Approximate Gross Internal Area
Outbuilding = 1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.







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