



4 Pigott Orchard, Quainton,
Buckinghamshire, HP22 4BP

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

4 PIGOTT ORCHARD, QUANTON, BUCKINGHAMSHIRE, HP22 4BP

**LARGE DETACHED FAMILY HOUSE IN A MATURE AND SOUGHT AFTER LOCATION.
CATCHMENT FOR THE EXCELLENT WADDESdon SECONDARY SCHOOL**

Hall, Cloakroom, 3 Reception Rooms, Kitchen/Breakfast Room, Utility/Boot Room, 4 Double Bedrooms (1 Ensuite), Bathroom. Parking for 4/5 Vehicles & Garage. South Easterly Private Gardens

GUIDE PRICE £799,950 Freehold

DESCRIPTION

Pigott Orchard is a very well regarded cul de sac within the village and number 4 is extremely well cared for. The current owner has, over time, extended the accommodation at the front and rear and remodelled the interior into what is now a bright family house with large rooms set in a private, mature plot.

During 2025 new carpet was laid, the bathroom and ensuite refurbished, and the whole house redecorated.

In the hall and the majority of the ground floor is Karndean luxury vinyl flooring, a floorboard effect in mid oak. Beneath the staircase is a cupboard and off the hall a cloakroom with a wc and wash basin. At the front of the property is the sitting room that has a picture window and then French doors lead into the dining room although because the kitchen is perfectly capable of seating many to eat the dining room becomes a flexible room which can be used as an office or family/play room. And I refer to the dining room as one room when in fact it is actually two rooms, albeit open plan. The kitchen, as previously mentioned, can host a sizeable table and it is fitted with a fairly comprehensive range of cream soft close units complimented by a mix of black granite and solid wood worktops. A dishwasher is integrated and space provided for a larder type fridge/freezer. Both the kitchen and dining room have doors onto the patio and garden. Adjacent the kitchen is a handy utility and boot room with a good selection of cupboards, a sink, places for a washing machine and dryer, and doors either end to the garage and garden.

Upstairs a spacious landing takes in a pleasant study area and there are four true double bedrooms, two of the guest bedrooms equipped with built in wardrobes,

the principal bedroom having furniture including wardrobes, drawers, shelving and bedside cabinets. The ensuite and main bathroom are beautifully presented with contemporary fittings, the latter boasting a bath and independent shower cubicle.

The loft is untapped potential and ripe for additional bedrooms but at the moment has a ladder, light and is partially boarded.

OUTSIDE

The frontage is a block paved driveway for 4 or 5 vehicles up to the garage, which has an electric roller shutter door, power, light and a concrete floor. Right of the drive you find a patch of grass.

The landscaped back garden enjoys a south easterly aspect and presents exceptionally neat and crisp. A flagstone patio to a dwarf 3 course brick wall precedes a slightly raised manicured lawn, the lawn flanked by pretty, well stocked borders of flowers and shrubs. Beyond is another terrace and opposite that a timber shed. All of the garden is enclosed by fencing and down one side of the house has a gated access.

COUNCIL TAX – Band F £3,626.49 2026/27

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

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 which hosts fine dining evenings, 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, 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 Pre-School and 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.



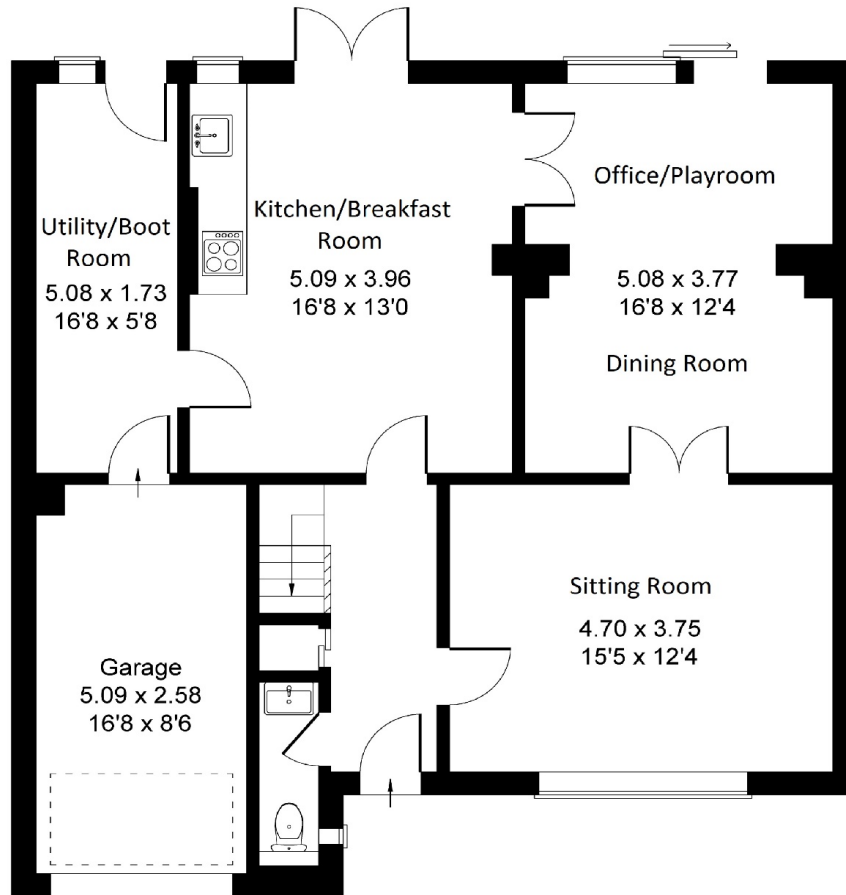


4 Piggot Orchard

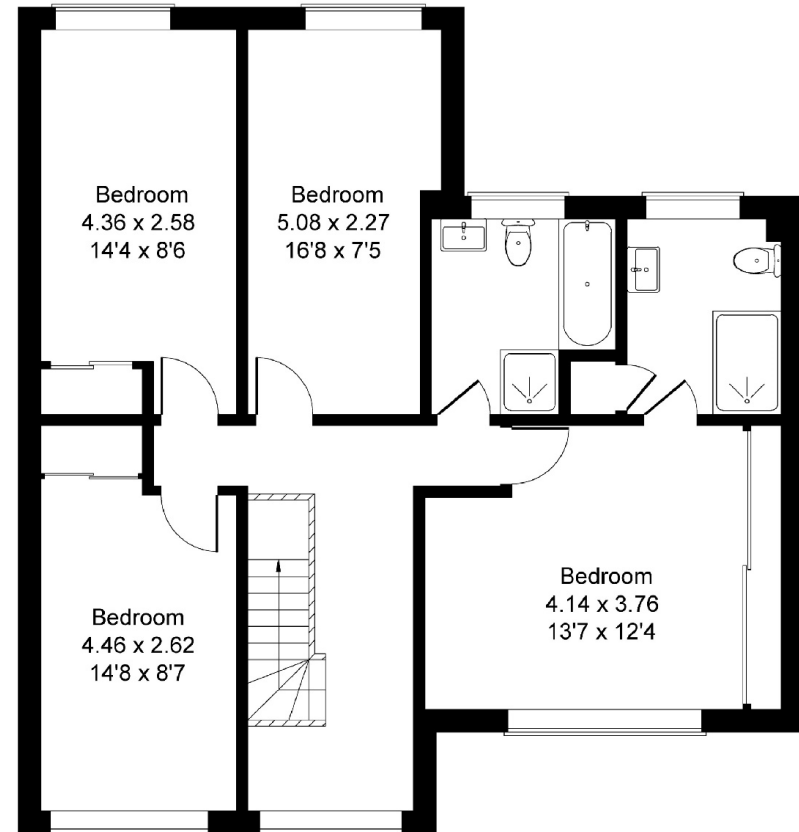
Approximate Gross Internal Area = 160.94 sq m / 1732 sq ft

Garage = 13.13 sq m / 141 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



Ground Floor



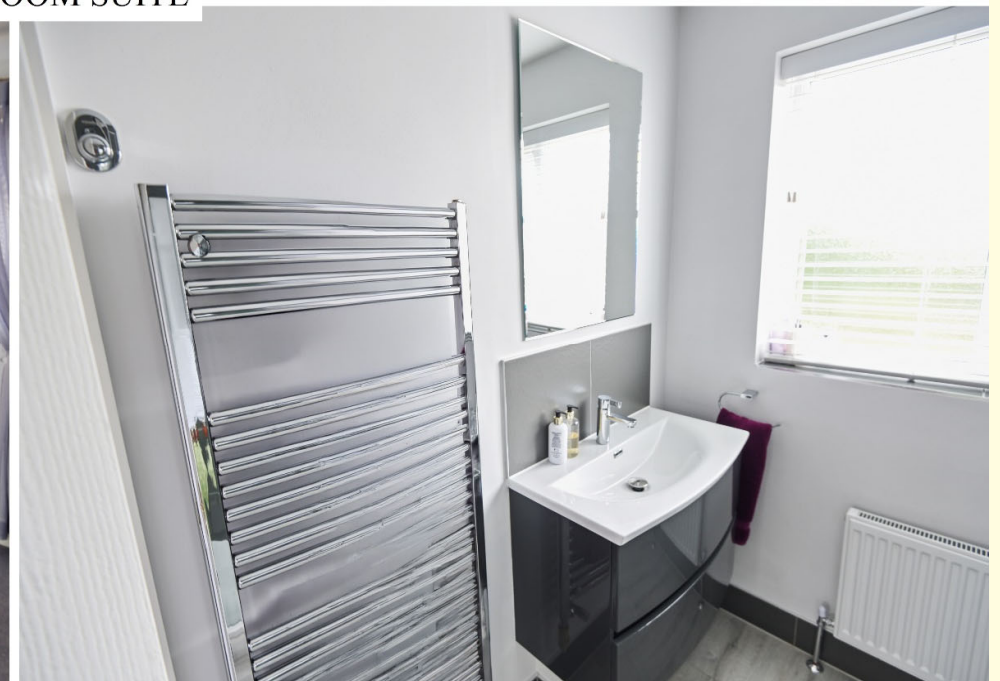
First Floor



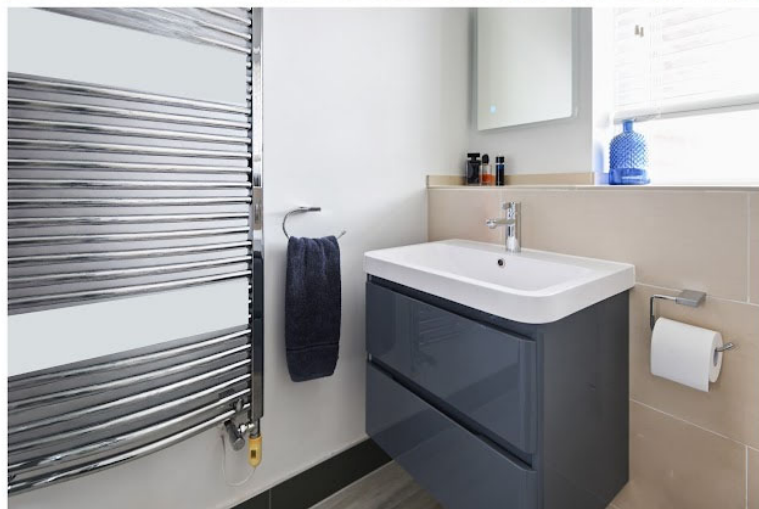




MAIN BEDROOM SUITE







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