



Broadway House  
Grendon Underwood | Aylesbury | HP18 0SY

# BROADWAY HOUSE

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*Tucked away in a corner of the delightful Buckinghamshire village of Grendon Underwood is Broadway House, a large and beautifully presented family home. The property is believed to date back to the 1840s and over time it has been greatly extended. In more recent years it has been beautifully modernised by the current owners. "The property as a whole was definitely in need of a great deal of work when we initially came across it," says the owner, "however it offered all the space we could possibly want in a location that's wonderfully rural but at the same time very convenient, so for us it ticked all the boxes."*



#### Accommodation

- Entrance Hall
- Family Room
- Dining Room
- Kitchen/Breakfast Room
- Walk-in Larder
- Utility Room
- Study
- Sitting Room
- Landing
- Five Bedrooms
- Three Bathrooms
- Dressing Room

#### Detached Annexe with:

- Workshop
- Sitting Room
- Store
- Studio
- Bathroom

#### Double Garage

# Step inside

## Broadway House

Broadway House is a large five bedroom extended detached house in a rural setting with approximately 2,640 sq. ft. of spacious accommodation and a good size detached annexe. The property has been extended and modernised throughout by the current owners and has underfloor heating downstairs plus many contemporary features. The large detached two storey annexe is situated immediately adjacent to the property and is ideal for a family that likes to work from home or that needs additional accommodation. The house is located on mature private gardens of approximately 0.3 acres next to the village church and with views of the surrounding countryside.







“ For me my favourite room would have to be the new dining room, which is the latest addition” says Chris. “It’s has a double sided wood burner between it and the family room, which is a lovely feature and can create a cosy and welcoming atmosphere; but it doesn’t have to be used to heat the rooms as the under-floor heating does that very well. If you asked my wife, however, her favourite would definitely be the veranda. She loves the fact that we can sit out there whatever the weather; even in the depths of winter we can wrap up in a warm coat, take a coffee out and watch the children playing in the garden.”



# Seller Insight

“The house needed major renovation work, and though it took some time it was an enjoyable and interesting process as we were able to make it exactly as we wanted it. Most of the main internal walls and ceilings were replaced, a new staircase put in and it was possible to enlarge 2 of the bedrooms. We then added a new extension. Although we didn't change the original layout a great deal, we've brought the house up to modern standards and made it more open, light and bright.”

“The original kitchen, which was very small, was moved into the old family room, so it's now a lovely big space with high-spec, hand-made units and granite worktops; the family room was relocated to the old dining room and we took down an old lean to conservatory and added a beautiful new dining room with an en suite and dressing room above to go with the largest bedroom. The house now has a really lovely flow from room to room – particularly between the kitchen, family room and dining room, which are open linked and more conducive to modern family living.”

“One of the things that really didn't work for us was the fact that when we were in the kitchen we couldn't keep an eye on the children if they were playing outside, so we knocked through the wall, created a doorway and added a lovely covered veranda. It's been a fantastic addition to the house and it's a space we can use whatever the weather. Beyond the veranda, the garden is mainly laid to lawn and surrounded by a mature border of hedging and trees, so it's wonderfully peaceful, private and safe and secure for children.”

“The location of the house is great,” says the owner. “We back onto the church and open fields, so it's nicely peaceful and picturesque. However, it's also very convenient as Bicester, Aylesbury and Buckingham are all close, and it's just a short drive to the M40.”

“We are moving to be closer to extended family in Wiltshire, where we increasingly find ourselves spending more time, but we will be sad to leave this house,” says the owner. “We've done all we can to make the house into a really lovely home, but I'd say that there's still the potential to do more.”\*







Master Bedroom







Guest Bathroom



# Step inside

The Annexe





“The annexe was an old tumbledown barn when we moved here, so we carefully took it down, put in new foundations and rebuilt the structure using the original stone and brick,” says the owner. “It now consists of a bathroom, store and workshop on the ground floor and a huge studio on the first floor. It has been built to modern standards, so I’d say that the possibilities for its use are endless.”



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30





“I love the garden as there are loads of secret paths and areas for building dens,” says Edward (age 11), “and the annexe has been a great place to play with my trains and Scalextric.” “This is a great house to run around in,” says Jessica (age 7), “and it’s brilliant for a game of hide-and-seek.”

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Grendon Underwood has a good range of amenities which includes; a well-regarded public house (The Swan), a thriving village store/post office, village hall and primary school rated “Good” by Ofsted. The property also lies in catchment for Waddesdon School - Ofsted rated “outstanding”. The nearby market town of Bicester is approximately 7 miles away and provides excellent shopping, recreational and social opportunities as well as having two mainline Railway Stations which provide services to London Marylebone.

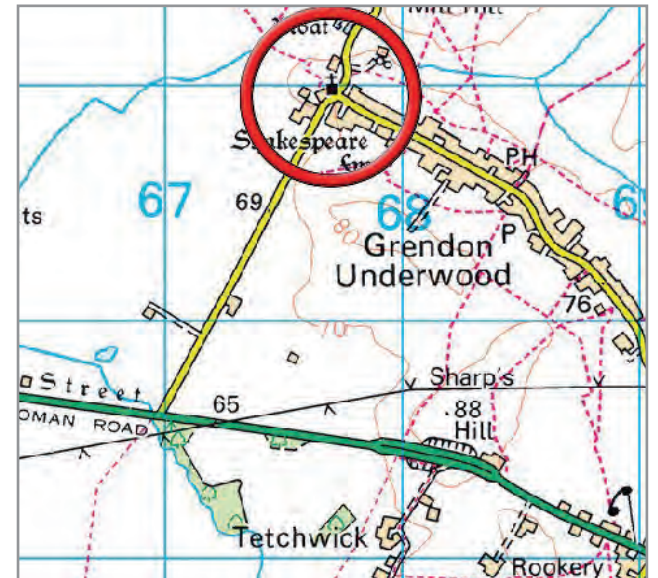
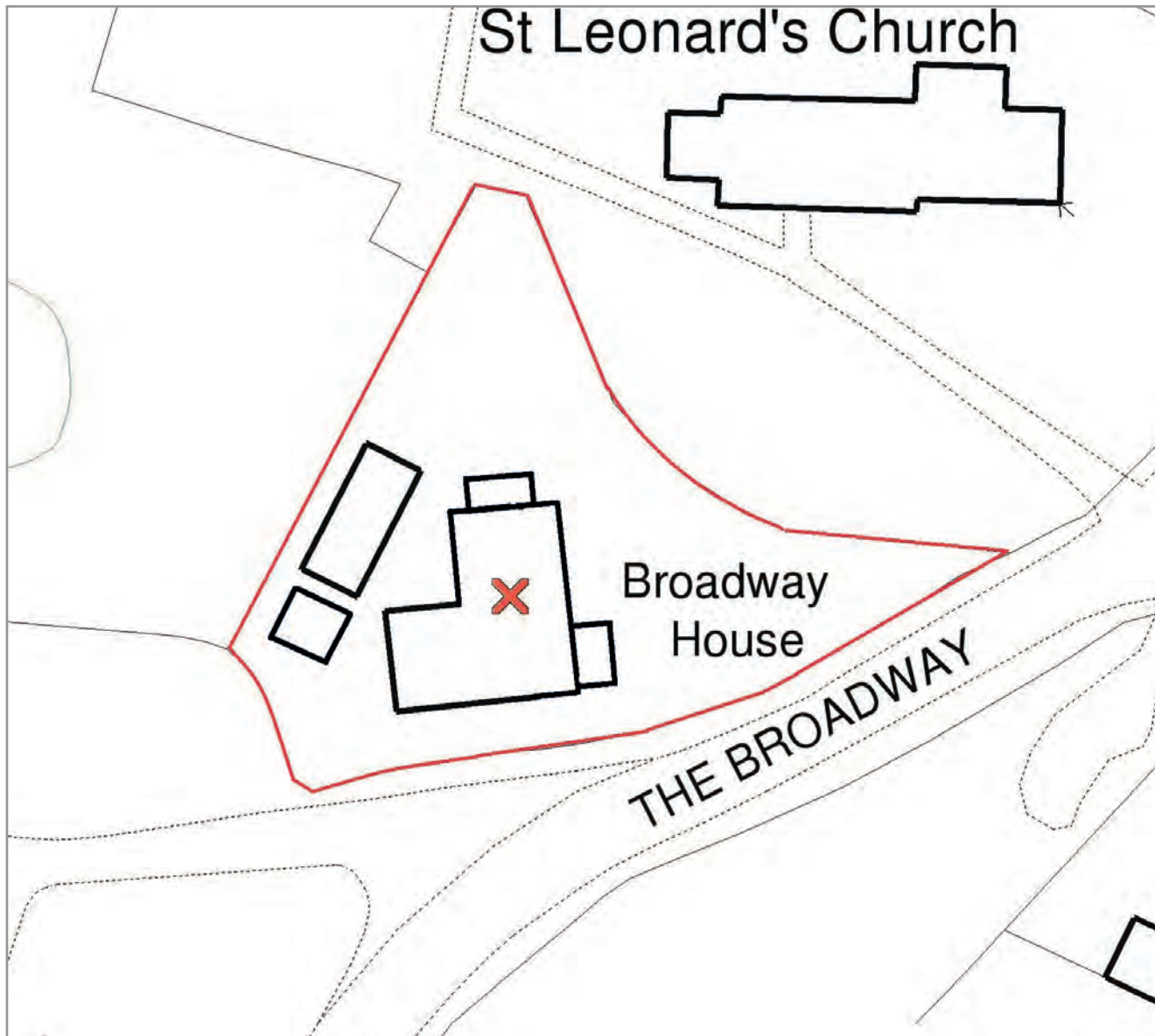
The surrounding market towns and villages within Aylesbury Vale provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quanton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar’s Square shopping centre in the county town of Aylesbury, 11 miles away, which has a wide choice of social facilities, Grammar Schools and another mainline railway station with London Marylebone reached in 59 minutes. The nearby A41 provides easy access into Aylesbury, Bicester and onwards to the M40 and M25 motorway networks.

# Step outside

Broadway House







### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Broadway House, Grendon Underwood, Aylesbury

Approximate Gross Internal Area

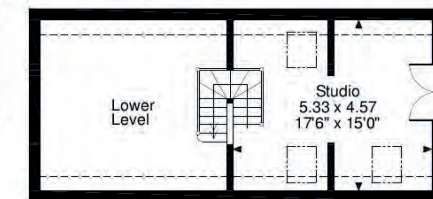
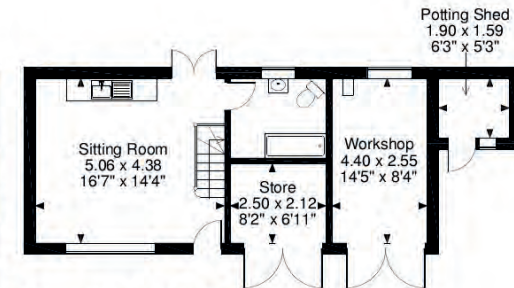
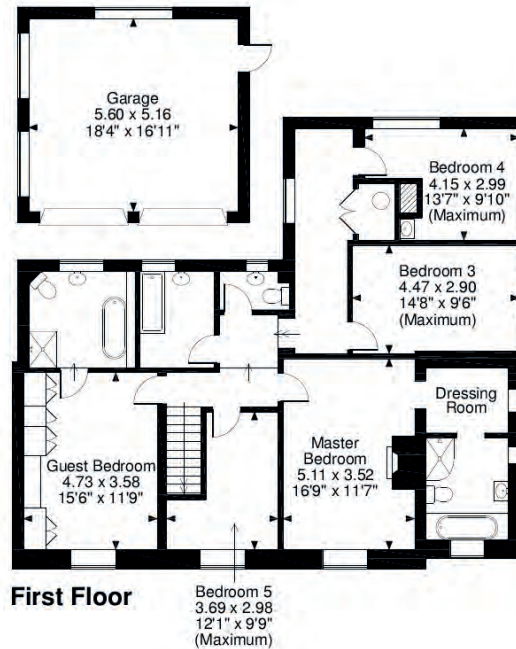
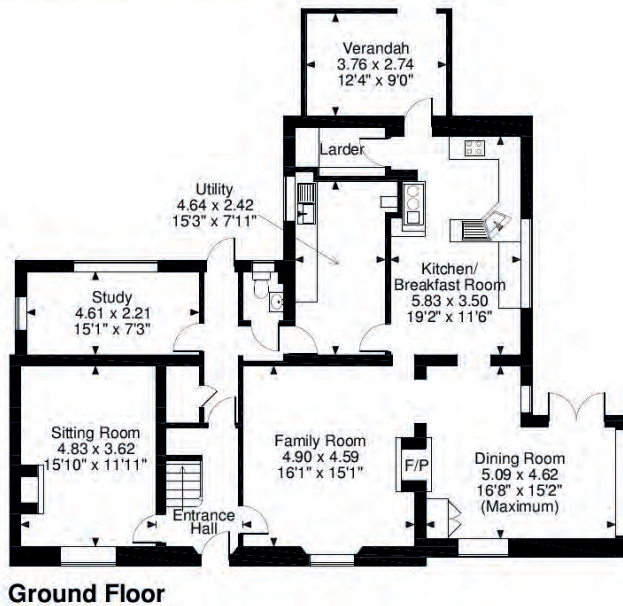
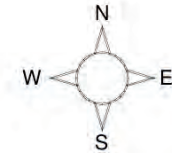
Main House = 2658 Sq Ft/247 Sq M

Garage = 311 Sq Ft/29 Sq M

Annexe = 519 Sq Ft/48 Sq M

Workshop, Store & Potting Shed = 220 Sq Ft/20 Sq M

Total = 3708 Sq Ft/344 Sq M



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 01.09.2017



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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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