

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

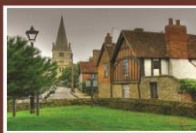
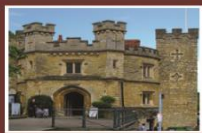
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Linden House Grendon Road Edgcott Aylesbury HP18 0TN

£1,000,000 Freehold

A spacious five bedroom detached family home with countryside views, pleasantly situated in the desirable village of Edgcott. The property benefits from four reception rooms, double garage, gates leading to a sweeping driveway providing ample off road parking, outdoor swimming pool situated to the side of the property and extensive gardens to the rear. The property is conveniently located within reach of the M40 and M1 motorways and Aylesbury, Bicester and Milton Keynes rail stations as well as being in catchment for Waddesdon School. The accommodation comprises: Entrance hall, cloakroom, sitting room open through to a dining room, separate kitchen/breakfast room, study, conservatory, first floor landing, master bedroom with ensuite, four further bedrooms, and family bathroom. To the outside: Integral double garage, gardens to the side and rear, gated driveway, and out door swimming pool (Air source heat pump available but not connected). Please note, there is opportunity to create a detached garage with an adjacent office/study within the grounds which would then allow the integral garage to be converted into a further reception room. EPC Rating D. High Speed Broadband available.



Location

Edgcott is a pretty village with a church about 8 miles south east of Bicester near the village of Grendon Underwood which has a shop with post office, pub, church and village school. Preparatory schools at Ashfold, Swanbourne and Oxford. Grendon Underwood has a primary school and the property is in the catchment area for the well respected Waddesdon Secondary School. There are public schools at Stowe, Berkhamstead and St Edwards at Oxford. Very good Grammar schools are available in Aylesbury. Bicester railway station is about 5 miles away, Buckingham approx 9 miles. Aylesbury Vale Parkway station is about 5 miles distant, journey time to London Marylebone about 1 hour. NB There is an opportunity to create a detached Garage with adjacent Office in the grounds. Planning consent is not required but will require building regulations. This will free up the Integral double Garage to create further living accommodation or an annexe. NB 2 High speed Broadband is now available. NB 3 An air source heat pump is available for the Swimming Pool but is not fitted.

Entrance Hall

Open tread staircase to first floor

Cloakroom

Low level WC, vanity unit with inset wash basin

Study 13' 1" x 11' 6" (4.00m x 3.5m)

Sealed unit double glazed window to front aspect

Sitting Room 21' 4" x 14' 1" (6.5m x 4.3m)

Triple aspect with sealed unit double glazed bay window to side. Traditional open fireplace with working fire. Sealed double glazed French doors to rear aspect leading on to garden.

Dining Room 14' 5" x 9' 10" (4.4m x 3.0m)

Sealed unit double glazed window to rear aspect, looking out over garden.

Kitchen/Breakfast Room 25' 3" x 9' 10" (7.7m x 3m)

Range of floor and wall units incorporating stainless steel sink unit. Fitted double oven with separate electric hob. Sealed unit double glazed window to rear aspect. Internal door to conservatory

Conservatory 13' 9" x 8' 6" (4.2m x 2.6m)

Double doors to garden

First Floor Landing

Staircase with sealed unit double glazed window to front aspect leading to spacious landing. Airing cupboard.

Master bedroom 21' 4" x 14' 1" (6.5m x 4.3m)

Triple aspect room with sealed unit double glazed windows. to front rear and side aspects

En-suite shower room

Low level WC, wash basin and single shower enclosure with overhead shower

Bedroom 2 14' 5" x 9' 2" (4.4m x 2.8m)

Sealed unit double glazed window to rear aspect

Bedroom 3 11' 10" x 10' 2" (3.6m x 3.1m)

Sealed unit double glazed window to rear aspect.

Bedroom 4 11' 2" x 9' 2" (3.4m x 2.8m)

Sealed unit double glazed window to front aspect

Bedroom 5 12' 2" x 10' 2" (3.7m x 3.1m)

Maximum measurements. Sealed unit double glazed window to front aspect

Family Bathroom

Bathroom suite incorporating low level WC, bath, bidet and wash basin.

Outside

Gates to front of property leading to sweeping driveway providing ample off road parking and double garage. Outdoor swimming pool situated to side of property. Extensive gardens to rear.

Integral Garage 17' 5" x 17' 1" (5.3m x 5.2m)

Double garage with two up and over doors. Light and power. Window to side aspect.

Agents notes

There is no gas connected to the village. All other mains services connected. EPC rating D Council Tax band G

Mortgage Advice

Russell and Butler are also able to provide you with independent mortgage advice. For further information please call Chris Brown on 01280 706832

Energy Performance Certificate

Linden House, Grendon Road, Edgcott, AYLESBURY, HP18 0TN

Dwelling type: Detached house
Date of assessment: 16 June 2014
Date of certificate: 16 June 2014

Reference number: 0829-2846-7661-9594-0305
Type of assessment: RdSAP, existing dwelling
Total floor area: 192 m²

Use this document to:

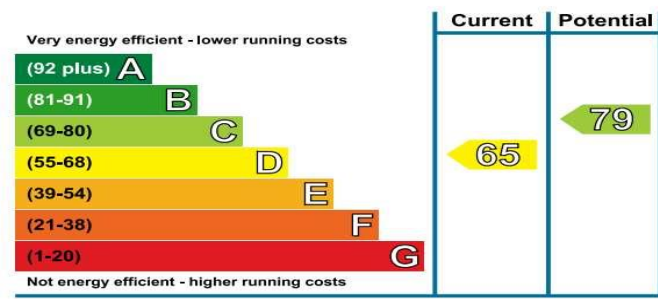
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,070
Over 3 years you could save	£ 1,329

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 504 over 3 years	£ 252 over 3 years	
Heating	£ 3,951 over 3 years	£ 3,126 over 3 years	
Hot Water	£ 615 over 3 years	£ 363 over 3 years	
Totals	£ 5,070	£ 3,741	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 228	
2 Floor Insulation	£800 - £1,200	£ 510	
3 Low energy lighting for all fixed outlets	£225	£ 186	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.









GROUND FLOOR
APPROX. FLOOR
AREA 1498 SQ.FT.
(139.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 992 SQ.FT.
(92.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2490 SQ.FT. (231.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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