





The accommodation comprises of some 3,000 sq ft finished to an extremely high standard, with a striking open plan area on the ground floor.

The entrance is a stunning atrium-style reception area. A vaulted ceiling fronted with a glass wall, and a floating oak staircase leads up to a galleried landing.

The hallway also leads to a magnificent room that incorporates the kitchen alongside seating and dining space with bi-folding doors across the back wall overlooking the garden.

The kitchen is German engineered, and has a white high gloss finish, with soft close units along with a large island, which provides the perfect spot to enjoy a coffee.

The cooking appliances are Siemens, there are two state-of-the-art ovens. (one with a warming drawer) and an induction hob. an integrated dishwasher and wine chiller, along with a Quooker boiling water tap.

The worktops are polished grey granite and there is a recess plumbed for an American-style refrigerator. The utility room has plenty of storage units, and a door to the garden, making for practical living for those with children and dogs.

There are a further two well-proportioned reception rooms on the ground floor with front aspects, offering the flexibility to be utilised as a sitting room, dining room, study, or a family room.

Upstairs are four double bedrooms, the master, with a luxurious en-suite, as has the guest bedroom, there is also a luxurious family bathroom.

The barn stands in just over an acre plot. At the front is an enclosed lawn with stock-proofed post and rail fencing and a laurel hedge.

Electric gates open to the driveway made up of blue/grey block paving, this runs down the side and continues to the end of the rear garden.

The rear garden is laid to lawn, with post and rail fencing, and hedging, along with a large slate patio for al-fresco dining and BBQ's

There is an excellent hand-made timber and block under a slate roof outbuilding with garaging, stables, and a store.

In addition to the block paved driveway there is plenty of concreted hard-standing, and a gravelled parking area. The paddock is well maintained, and enclosed by post and rail fencing

Wotton Underwood is a hamlet in the heart of the Aylesbury Vale, and has far reaching views along with plenty of footpaths to enjoy.

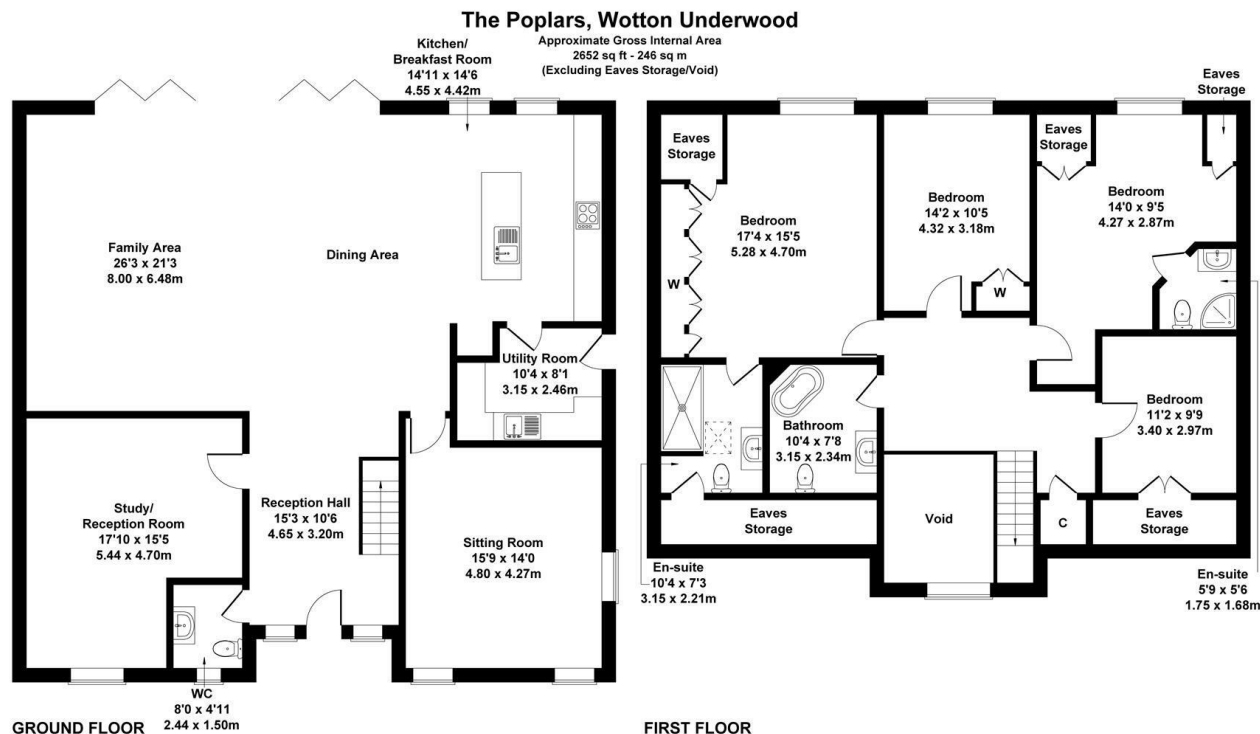
Extensive shopping facilities are situated at Thame, Oxford, Bicester Retail Outlet, Aylesbury, and Milton Keynes.

The nearby villages of Brill and Grendon Underwood provide schools and daily shopping needs.

For commuting the A41, 2 miles away, provides easy access to Bicester and Aylesbury (12 miles), both towns with mainline stations to London, Marylebone arriving in less than an hour. Haddenham and Thame Parkway also serve Marylebone in under 40 minutes.

Oxford lies some 14 miles away and the M40 approximately 10 miles. There is a Village Primary School in Grendon Underwood, and Preparatory Schools can be found at Ashfold in Dorton, Oxford, and the reputable Waddesdon school nearby. The property also has easy access to a number of Public Schools and Grammar Schools at Aylesbury.





Not to Scale. Produced by The Plan Portal 2025  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>	84	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 