



Main Street, Grendon Underwood,
Buckinghamshire, HP18 0ST
Guide Price £750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful four bedroom detached house, with exceptional accommodation including a superb open plan kitchen/dining/family room. Generous plot, country views, within a desirable village. No onward chain.

This beautifully presented home has accommodation in excess of 2,200 sq ft with three principal ground floor rooms, including the open plan kitchen/ family/dining room (25ft x 22ft). This room is beautifully light and spacious with extensive windows and doors to the rear garden as well as vaulted ceiling in parts and roof lights. The main living room has an open fireplace whilst the study provides further accommodation. Additionally on the ground floor there is a shower room and utility room with an integral garage. All four bedrooms are well proportioned doubles with both the ensuite and bathroom being stylishly fitted. A major feature of the property is the garden extending to over 100 ft with views of open countryside.

Other material information; the property is traditionally constructed with brick elevations under a pitched and tiled roof. The property has the availability of standard super fast and ultra fast broadband up to 940 mbps (Source Ofcom), all mobile providers have coverage with the exception of EE (indoor only - Source Ofcom). Flood risk; the risk of flooding from surface water is classified as low risk, whilst the risk of flooding from river is classed as very low risk. The rear extension received planning approval reference: 11/02456/APP. Building Regs (Refer to vendor). Local Authority: Aylesbury Vale District Council. Heating: Oil fired central heating. EPC rating: D





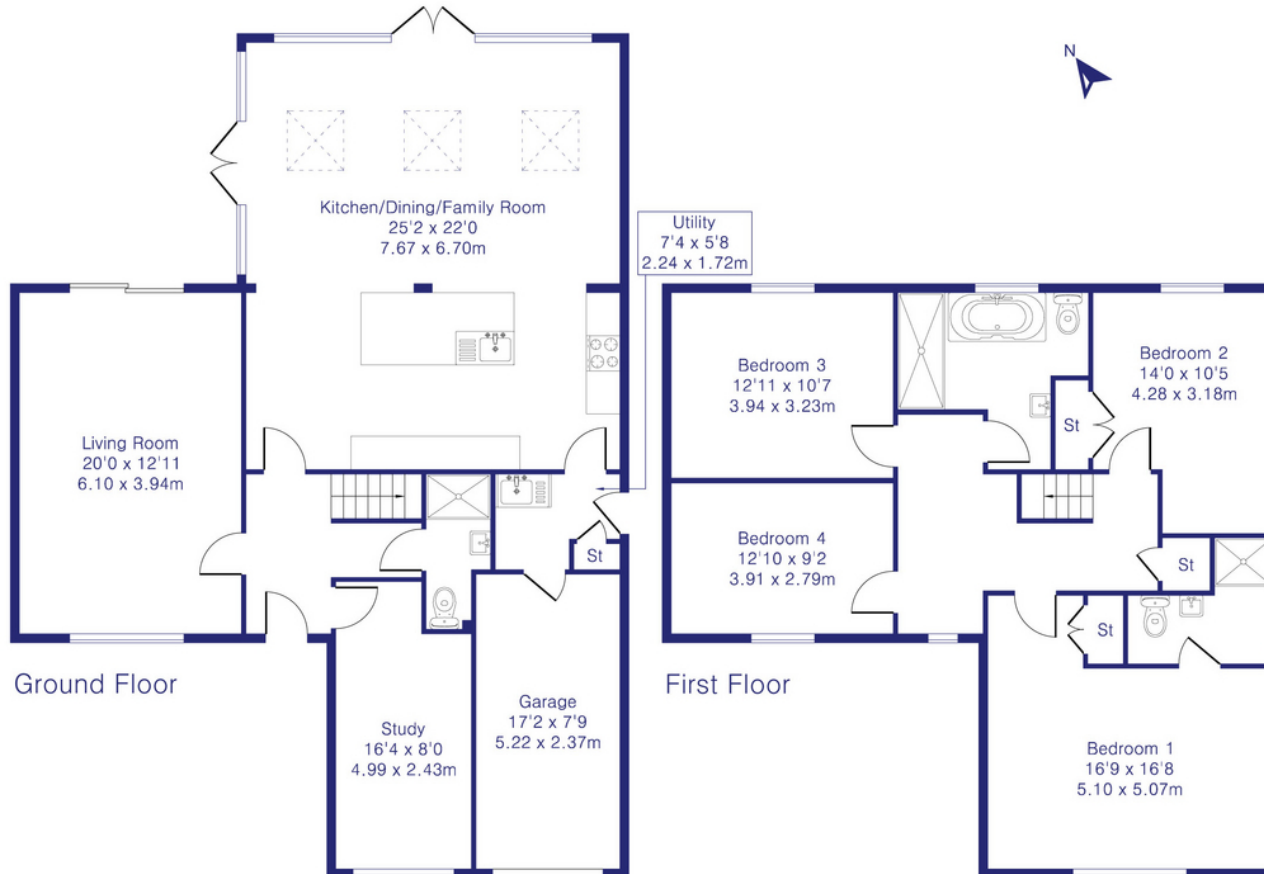
Key Features

- Delightful four bedroom house
- Superb open plan kitchen/family/dining room
- Generous plot with country views
- Highly desirable village with amenities
- Living room with open fireplace
- Study/potential 5th bedroom
- Large master bedroom with ensuite
- Garage
- Beautiful gardens
- No onward chain

The Location

Located in the pretty and desirable village of Grendon Underwood which lies on the Oxford/Bucks border. The village provides a well regarded primary school, a thriving shop and a active village hall with pop-up pub. It also lies in catchment for Waddesdon Secondary School as well as several local grammar schools. The nearby towns of Bicester and Aylesbury provide for all everyday needs. Bicester has two stations, between them providing services to Oxford, Birmingham and London (fastest journey time approximately 50 minutes to Marylebone).

Approximate Gross Internal Area 2206 sq ft – 205 sq m
Ground Floor Area 1263 sq ft – 117 sq m
First Floor Area 943 sq ft – 88 sq m



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