



Main Street, Grendon Underwood, HP18 0ST

Guide Price £875,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A delightful Grade II listed Elizabethan Barn with quality and character throughout. Centrally situated in this desirable village which has amenities and is accessible. The ground floor offers beautifully designed open plan living with bi-folding doors and a quality kitchen. Additionally on the ground floor there is a bedroom and shower room. The first floor is approached by two separate staircases, it offers three further bedrooms the master of which has a luxurious ensuite and there is a family bathroom. In addition to the barn, there is an oversized double garage, on the first floor of this is a home office and gym.

Playwrights Barn is approached by a gravel driveway there is extensive parking and the rear garden is principally laid to lawn with a decked terrace.

### Material Information

The property is an Elizabethan barn which has been converted within the last twenty years. The property is connected to mains; electricity, water and drainage. Heating is via oil fired central heating.

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Mobile coverage - according to Ofcom - service is available for all providers, for all services, with the exception of indoor coverage for EE.

Flooding - according to the government website, there is a medium risk of surface water flooding and a very low risk of flooding from rivers.

Local Authority - Aylesbury Vale F





## Key Features

- Beautiful conversion of an Elizabethan Barn
- Situated adjacent to a coaching inn where Shakespeare stayed
- Delightful combination of period features and modern living
- Generous living accommodation with large bi-folding doors
- Four bedrooms and three bathrooms
- Double garage with first floor
- Pleasant garden and ample parking
- Set in a desirable village with amenities
- Over 1800 sq ft of accommodation plus outbuildings.
- See our website for up-to-date material information.

## The Location

Quietly located next door to a former coaching inn where Shakespeare stayed. Grendon Underwood is a pretty and desirable village which lies on the Oxon/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).

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

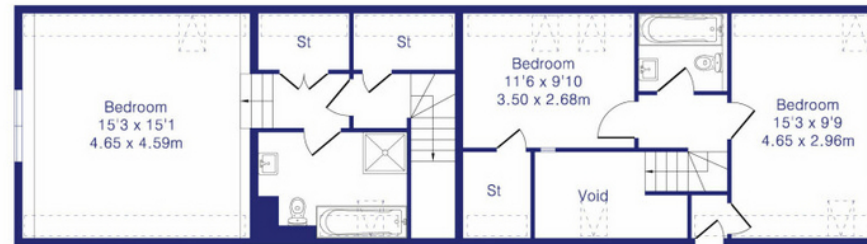
2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

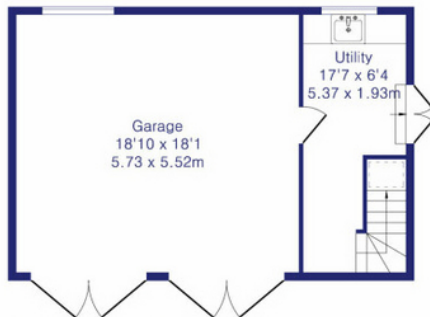
Approximate Gross Internal Area 2583 sq ft – 240 sq m  
Ground Floor Area 1015 sq ft – 94 sq m  
First Floor Area 804 sq ft – 75 sq m  
Outbuilding Ground Floor Area 451 sq ft – 42 sq m  
Outbuilding First Floor Area 313 sq ft – 29 sq m



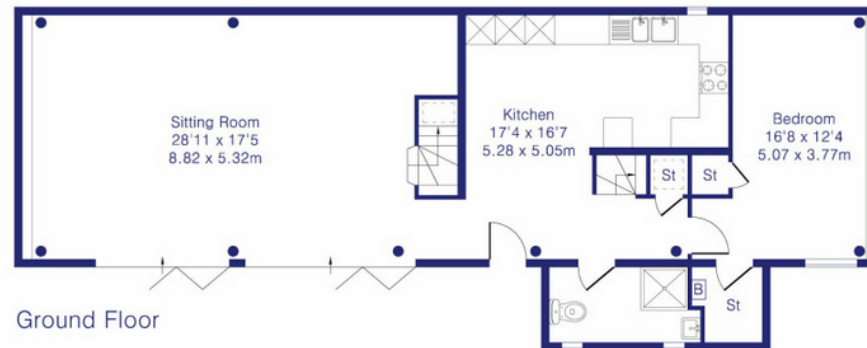
Outbuilding First Floor



First Floor



Outbuilding Ground Floor



Ground Floor

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