



Main Street, Grendon Underwood, HP18 0SP

Guide Price £725,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful double-fronted detached house from the Edwardian era offering spacious, light and bright accommodation in a highly desirable village. The Old Post Office offers generous living space with typically well-proportioned and light rooms many being dual aspect with desirable and appealing features. Large hallway leading to a particularly large sitting room that is triple-aspect with a lovely fireplace. The vaulted dining/family room is open plan to the kitchen which opens up into the pretty, well-established rear garden. There is also a snug sitting room, study, utility room and cloakroom. All four double bedrooms are well proportioned. The master bedroom offers a sizeable ensuite, and there is a large family bathroom. As well as a garage there is parking and an attractive, wrap-around, well enclosed garden. No Onward Chain.

MATERIAL INFORMATION

Mains water, electricity & drainage are connected. Heating is via oil fired system to radiators. All broadband speeds up to & including Ultrafast available. All major mobile phone providers have coverage for all outdoor services. Indoors EE, 3 & 02 have coverage for voice & EE & 3 have coverage for data.





Key Features

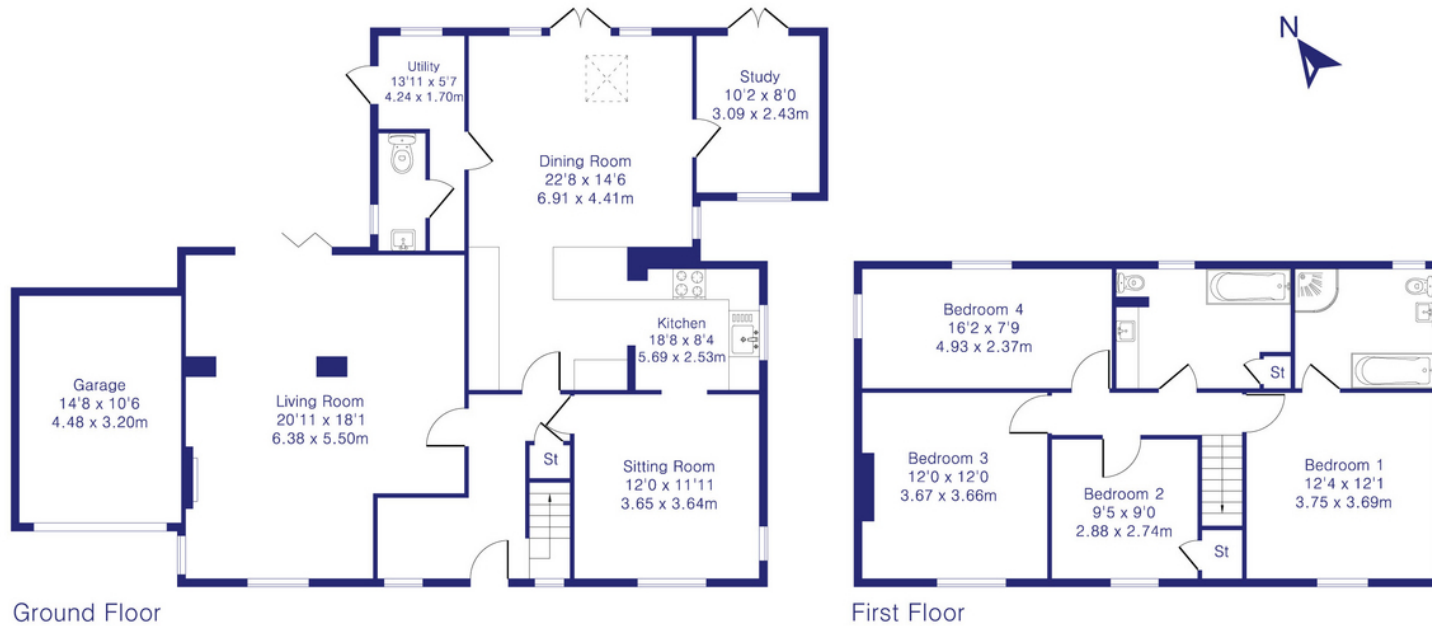
- Delightful double-fronted detached house
- Generous, light and bright accommodation
- Highly desirable village with amenities
- Large living room with fireplace
- Vaulted dining/family room, open plan to kitchen
- Two further reception rooms and cloakroom
- Four spacious double bedrooms with master ensuite
- Pretty enclosed well-established garden
- Waddesdon School and Grammar Schools catchment area
- Local Authority: Aylesbury Vale - G EPC rating E

The Location

Located in the pretty and desirable village of Grendon Underwood which lies on the Oxford/Bucks border. It lies in catchment for Waddesdon Secondary School as well as the 3 Aylesbury Grammar Schools. The village provides a well regarded primary school, a thriving shop and an active village hall with pop-up pub. The nearby towns of Bicester and Aylesbury provide for all everyday needs with excellent communication links via M40 and rail. Bicester has two train stations providing east/west services to Oxford (soon Cambridge), and north/south services to Birmingham and along with Aylesbury direct to London: approximately 50 minutes to Marylebone.



Approximate Gross Internal Area 2045 sq ft – 190 sq m
Ground Floor Area 1302 sq ft – 121 sq m
First Floor Area 743 sq ft – 69 sq m



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