



The Grove Mews, Grendon Underwood, HP18 0SL

Guide Price £725,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A charming detached residence, in a super edge of village location enjoying far reaching views and offering a plot of over 0.4 acres. This beautiful conversion has extensive ground floor accommodation, three bedrooms and a range of outbuildings including a double garage with a hobby and games room over. A lovely reception hall with vaulted ceiling leads to the main accommodation where there is a generous double aspect sitting/dining room having fireplace, a study, a well thought out kitchen/breakfast room and a utility room with cloakroom adjacent. On the first floor all three bedrooms are well proportioned and there is an attractive bathroom. A major feature of the property are the stunning gardens, which have been thoughtfully planted and beautifully maintained, in all 0.42 acres. No chain.

### MATERIAL INFORMATION

A detached brick built house with brick elevations under a pitched and tiled roof. Mains electricity water and drainage are connected. Main heating, electric to room heaters. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available. Mobile Phone availability - according to Ofcom - all listed providers have availability for all listed services. Local Authority - Aylesbury Vale District Council - G. EPC - G







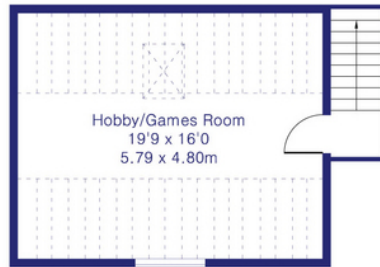
## Key Features

- Charming detached residents
- Conversion of Groom's quarters
- 28ft dual aspect sitting room/dining room
- Feature fireplace
- Beautiful gardens
- Edge of village location
- Double garage with hobby/games room over
- Further outbuildings
- Village with amenities. In catchment for Waddesdon Secondary School. No onward chain

## The Location

Set in a tucked away position, adjacent to open countryside with panoramic views. Grendon Underwood is fortunate in having; a well regarded primary school with an association to Roald Dahl, being in catchment for Waddesdon Secondary School and the Aylesbury Grammar School. In addition, there is a well run village shop/post office. Bicester (8 miles) provides for all everyday needs as well as having mainline railway services to Oxford, Birmingham and London.

Approximate Gross Internal Area 2705 sq ft – 251 sq m  
 Ground Floor Area 1016 sq ft – 94 sq m  
 First Floor Area 667 sq ft – 62 sq m  
 Garage Ground Floor Area 352 sq ft – 33 sq m  
 Garage First Floor Area 308 sq ft – 28 sq m  
 Outbuilding Area 362 sq ft – 34 sq m



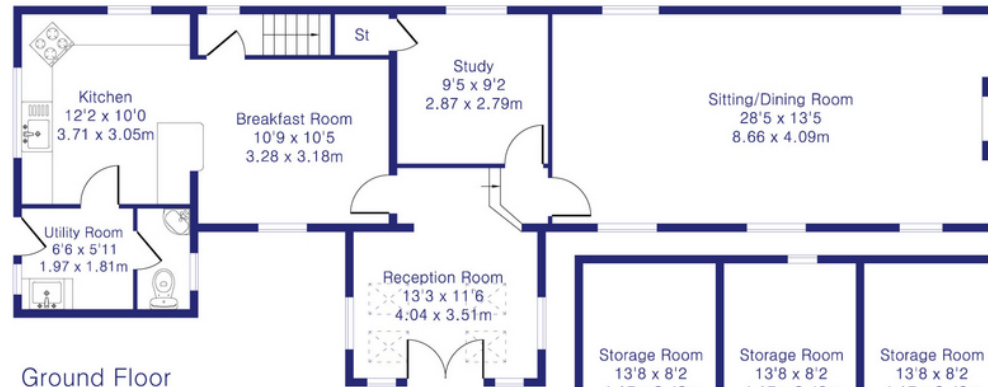
Garage First Floor



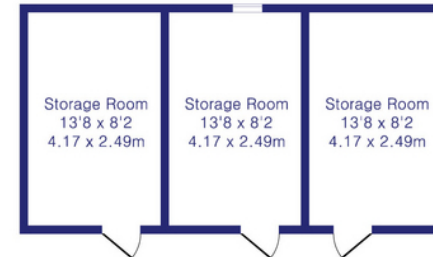
First Floor



Garage Ground Floor



Ground Floor



Outbuilding

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