



Honeycott House Grendon Road, Aylesbury, HP18 0TN

Guide Price £750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An impressive five bedroom detached house, thoughtfully updated and attractively presented, with a generous plot. Situated in an edge of village location with far reaching views and within catchment for Waddesdon Secondary School. This excellent property has a super design and light, bright accommodation. There is a large hallway, a dual aspect reception room with patio doors to the rear garden and a first rate kitchen/dining room with stone work tops and double doors to the rear garden. Additionally on the ground floor there is a study, utility room and a cloakroom. The first floor has exceptional accommodation with a lovely galleried landing and five proper bedrooms one of which is ensuite. To the front there is a garden and ample parking, also access to the garage. The rear garden is generously proportioned and backs on to open countryside. Viewing highly recommended.

MATERIAL INFORMATION

A traditionally constructed detached house. Mains electricity, water and drainage are connected. Heating oil fired boiler to radiators. Broadband - Ofcom states that standard and superfast broadband are available. Predicted mobile phone availability - Ofcom states likely availability is - EE and O2 good outdoor. Three and Vodafone, variable outdoor. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority: Aylesbury Vale District Council - F. EPC - D





Key Features

- Impressive five bedroom detached house
- Super edge of village location with views
- Excellent contemporary open plan kitchen/dining room
- Large plot
- Approximately 2000 sq ft of accommodation
- Five proper bedrooms with ensuite to master
- Large garage and ample parking
- Waddesdon School catchment area
- See our website for up-to-date material information.

The Location

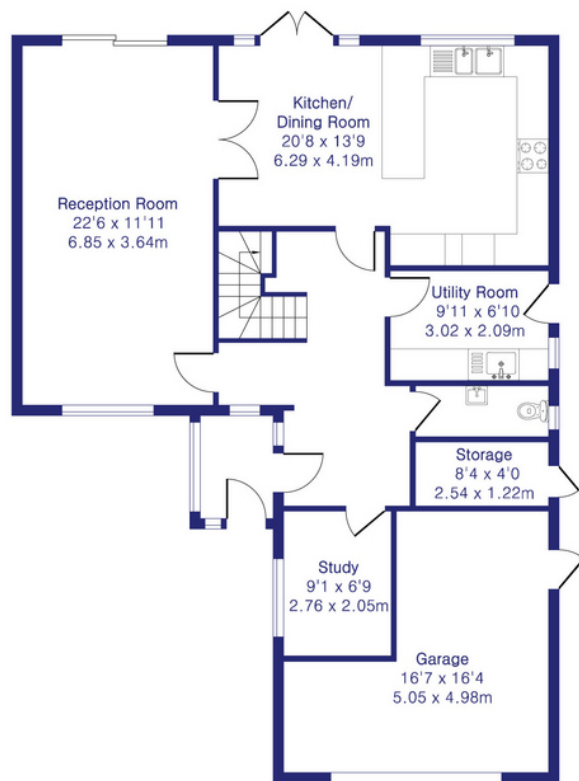
Enjoying a lovely semi-rural location with an open outlook to both the front and rear. Edgcott is a small village with a range of period and modern properties. Primary schooling is available at nearby Grendon Underwood where there is also a shop and public house. For secondary schools the property is in catchment for Waddesdon Secondary school and Grammar Schools in Aylesbury. Edgcott is easily accessible to the A41 and Bicester (approximately 8 miles) provides for all everyday needs. Bicester also offers two mainline stations with services between them to Oxford, Birmingham, London Marylebone and also on the new East West Railway link.

**Approximate Gross Internal Area 2011 sq ft - 187 sq m
(Excluding Garage)**

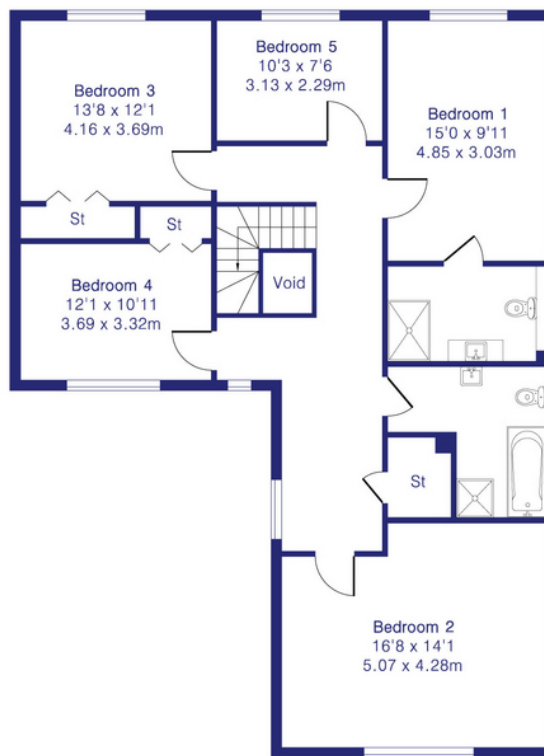
Ground Floor Area 907 sq ft – 84 sq m

First Floor Area 1104 sq ft – 103 sq m

Garage Area 205 sq ft – 19 sq m



Ground Floor



First Floor

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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.

Bicester Office
39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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