



LEONARDS GATE, GRENDON UNDERWOOD, AYLESBURY

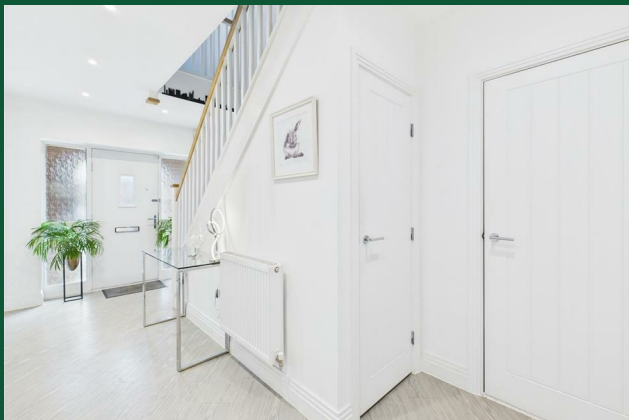
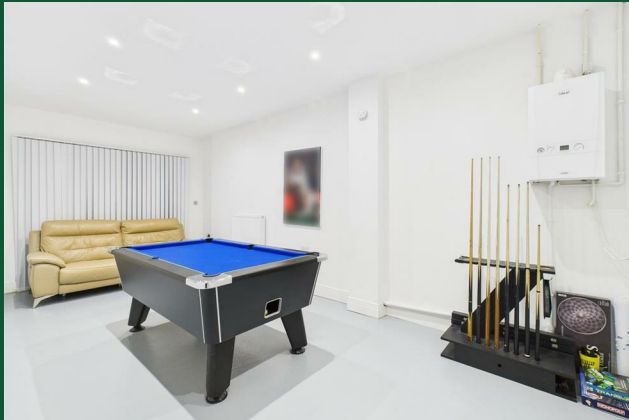
£700,000
FREEHOLD

This impressive four bedroom detached family home in Grendon Underwood offers spacious and versatile living. The property features an office, family room, living room, cloakroom, utility room, and a kitchen/diner perfect for family gatherings. The master bedroom includes a walk-in wardrobe, with two en suites and a family bathroom. Outside, the home boasts beautifully landscaped front and rear gardens, as well as driveway parking.



LEONARDS GATE

- VILLAGE LOCATION • IMPRESSIVE DETACHED PROPERTY • FOUR DOUBLE BEDROOMS • MAIN BEDROOM WITH EN SUITE AND WALK IN WARDROBE • LANDSCAPED FRONT AND REAR GARDENS • GYM • DRIVEWAY PARKING • KITCHEN/DINER WITH CENTRAL ISLAND • MODERN BATHROOMS • MULTIPLE RECEPTION ROOMS



LOCATION

Grendon Underwood is located almost exactly half way between the towns of Aylesbury and Bicester and therefore benefits from the 'best of both worlds' of those locations. The village, being in Buckinghamshire, falls into the Aylesbury Grammar School Catchment area at secondary level but is also catchment for the sought after Waddesdon C of E Secondary School. At primary level there is the very well regarded Grendon Underwood Combined School. The village has a convenience store, Church and village hall that can be hired for private functions. There are two popular restaurants just outside the village, The Akerman Inn and Canaletto. The transport links are very good with access to London, and the Midlands on the M40 at Bicester. The nearest train Station is Aylesbury Vale Parkway offering mainline services into London Marylebone but in addition to this there is the option of Bicester Village Train Station with services into London and Oxford. Bicester itself is home to the Bicester Village Designer Retail Outlet. Both Aylesbury and Bicester have a bustling town centres and a good number of shops, restaurants and leisure facilities.

ACCOMMODATION

This impressive four bedroom detached home offers a perfect blend of space, style, and functionality. Upon entering, you're greeted by a bright and spacious entrance hall that sets the tone for the rest of the

property. The ground floor features a well proportioned office, ideal for those working from home, as well as a convenient downstairs cloakroom and utility room for added practicality.

The garage has been thoughtfully converted into a family room, providing an additional versatile living space for relaxation or entertainment. The living room is generously sized, creating a comfortable area for family gatherings, while the open-plan kitchen/diner is a true highlight. The kitchen is equipped with a central island and integrated appliances.

Upstairs, the property continues to impress with four double bedrooms, ensuring ample space for the whole family. The master bedroom is particularly luxurious, complete with a walk-in wardrobe, en suite bathroom and its own private balcony. Bedroom two also boasts built in wardrobes and an en suite bathroom, adding further convenience and comfort.

The family bathroom suite is well appointed, offering modern fixtures and a stylish finish.

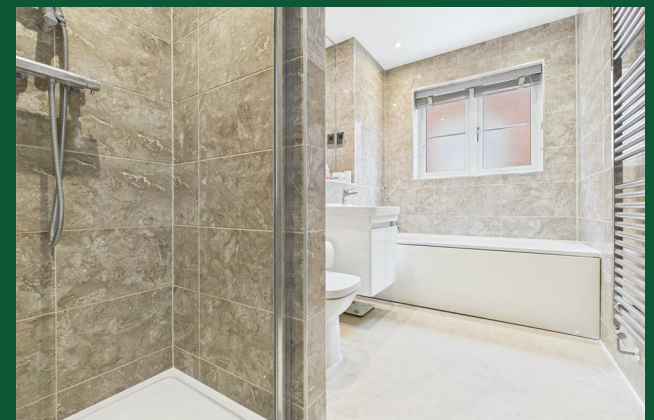
Outside, the landscaped rear garden provides a tranquil space to unwind, featuring a gym with bi-folding doors that open up to create an airy, open plan feel. The front garden has also been thoughtfully landscaped, creating a welcoming entrance to the home. A driveway provides ample parking space,

completing the offering of this truly exceptional property.

AGENT NOTES

Service Charge £743.86 per year.

LEONARDS GATE





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1797.59 sq ft

Tenure – Freehold

