

IONA BARN

CARTHOVEL LANE, GRENDON UNDERWOOD, HP18 0EW

Guide Price: £1,150,000



A DELIGHTFUL FIVE/SIX BEDROOM FAMILY HOME WITH ALMOST 3,500 SQ FT OF ACCOMMODATION SITUATED IN A QUIET LOCATION WITH FAR REACHING VIEWS, BACKING ON TO FARMLAND.

FINE & COUNTRY

The property is exceptionally spacious and is nestled on a private road offering approx. a third of an acre of grounds.

FINE & COUNTRY



Upon entering, you are greeted by the elegant entrance hall, with marble flooring and an oak staircase. The well-appointed kitchen is equipped with an array of wall & base units, granite work surfaces and integrated appliances. A centre isle provides additional cupboard & countertop space, while also doubling as a breakfast bar. From here there is access to a useful utility room and guest WC. Leading on to the dining room with doors opening out on to the rear garden and the sitting room enjoys the same views to the rear and a snug/study completes the ground floor. The first floor offers a superb principal bedroom with a vaulted ceiling and an en suite bathroom. There are four further bedrooms, one with an en suite shower room and a family bathroom and two bedrooms have their own mezzanines. On the second floor you will find bedroom six/games room and some loft space.

Outside, there is parking for three/four cars and further parking within the double garage.

The fabulous rear garden boasts a delightful patio area and a lawn with flower beds. A summerhouse sits at the end of the garden with a decked seating area.

AT A GLANCE

Five/Six Bedrooms
Three Reception Rooms
Three Bathrooms

ACCOMMODATION

Sitting Room
Dining Room
Snug/Study
Kitchen/Breakfast Room
Utility Room
Guest WC
Principal Bedroom
En suite Bath/Shower room
Guest Bedroom
En suite Shower room
Three Further Bedrooms
Family Bathroom
Bedroom 6/Games Room
Double Garage
Parking
Large garden
Summerhouse



GUIDE PRICE
£1,150,000



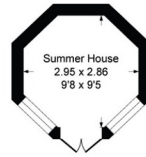




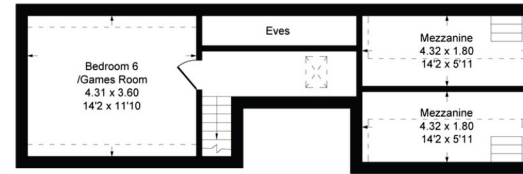


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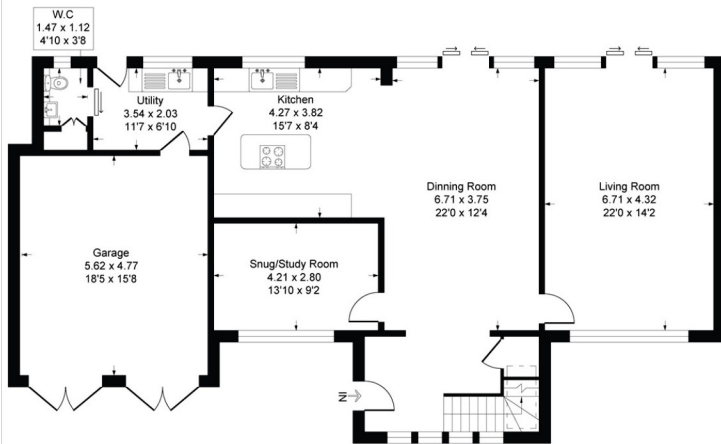
Approximate Gross Internal Floor Area = 319.8 sq m / 3443 sq ft
 Ground Floor Area = 134.8 sq m / 1451 sq ft
 First Floor Area = 136.1 sq m / 1466 sq ft
 Second Floor Area = 41.9 sq m / 451 sq ft
 Outbuilding Area = 6.9 sq m / 75 sq ft



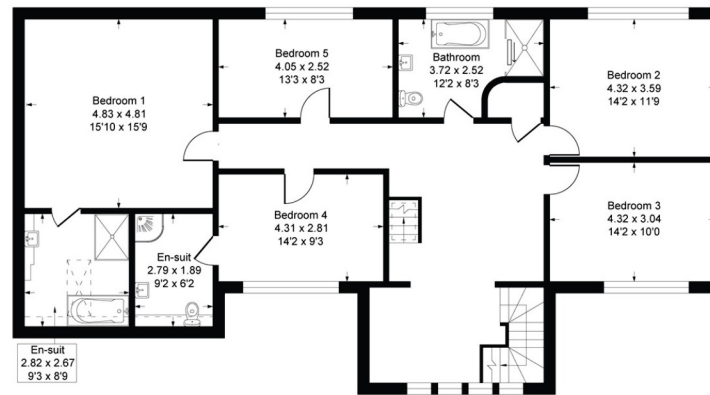
Outbuilding



Second Floor



Ground Floor



First Floor



ADDITIONAL INFORMATION

Mains water, electricity and sewage

Heating: Under floor heating on the ground floor, electric central heating to first and second floor radiators.
 Solar panels

Triple glazed windows with integrated blinds.

Postcode: HP18 0EW

Council Tax Band: G

Local Authority: Buckinghamshire Council

Energy rating: Current E Potential E

Further details available on request

LOCATION

Grendon Underwood has well regarded state and private schools and falls within the catchment area of the Aylesbury Grammar schools and Waddesdon secondary school with its 'outstanding' OFSTED report making it extremely popular. There is also a village shop and a public house.

There are four stations offering commuter services to London. Bicester is the nearest town and has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village Station offers a service to Oxford and a further route to London Marylebone. Aylesbury Parkway and Haddenham and Thame Parkway both offer services to London.



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