



Playwrights Barn, Main Street, Grendon Underwood, Buckinghamshire, HP18 0ST

A Grade II listed four bedroom recent barn conversion with private gated access, a detached double garage with additional rooms above, and landscaped gardens. Situated along a gravelled driveway with private gated access, Playwrights Barn is a modern barn conversion with underfloor heating throughout. The main house is a four bedroom detached property with 1,639 sq. ft. of accommodation arranged over two floors. On the ground floor there is an open plan sitting/dining room, a kitchen/breakfast room, and a ground floor bedroom, which could also be used as a family room/study. There is also a downstairs shower/cloakroom.

On the first floor there are two bedrooms accessed from the hallway, which share a bathroom, and a separate principal bedroom suite accessed from the sitting room with an en suite bathroom.

The double garage has a ground floor utility room which has a staircase to a two room studio above; both rooms have Velux rear windows and there is loft space above. The gardens are landscaped with off street parking for up to eight cars.



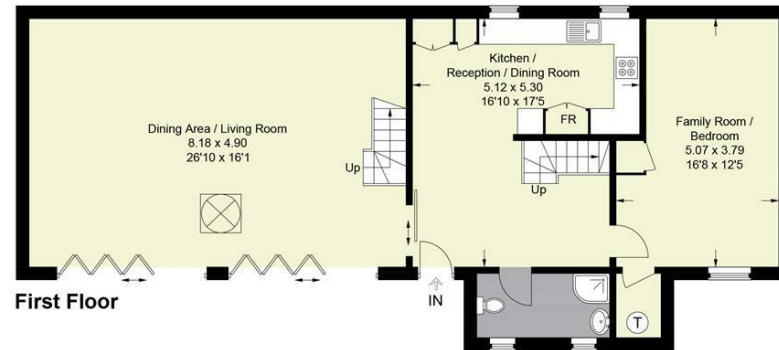
GRADE II LISTED
FOUR BEDROOMS
STUNNING CONDITION THROUGHOUT
AMPLE DRIVEWAY PARKING
BEAUTIFULLY MAINTAINED GARDENS
GUEST CLOAKROOM/SHOWER ROOM
UNDER FLOOR HEATING
DOUBLE GARAGE WITH STUDIO & OFFICE
ABOVE
EN-SUITE TO MASTER
QUIET LOCATION



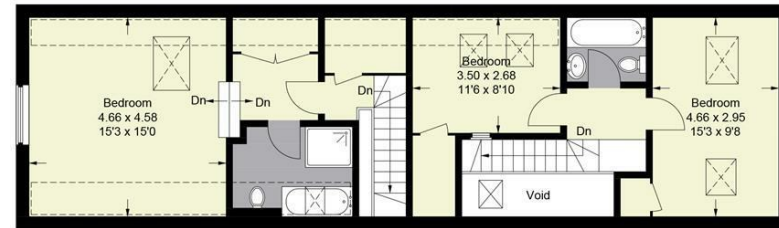




Approximate Gross Internal Area
 Ground Floor = 109.8 sq m / 1,182 sq ft
 First Floor = 77.3 sq m / 832 sq ft
 Garage - Ground Floor = 42.9 sq m / 462 sq ft
 Garage - First Floor = 28.8 sq m / 310 sq ft
 Total = 258.8 sq m / 2,786 sq ft
 (Excluding Void)

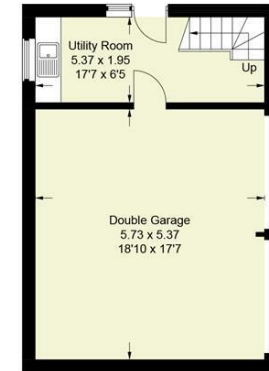


First Floor



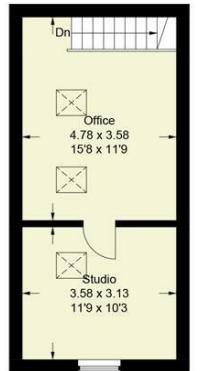
Ground Floor

□ = Reduced headroom below 1.5m / 5'0



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)



Garage - First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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