



1 Leonards Gate

| Grendon Underwood | Buckinghamshire | HP18 0WA



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Williams Properties are delighted to welcome to the market immaculately presented four bedroom detached house in the village of Grendon Underwood set on a private road. The property consists of spacious accommodation and benefits from a living room, kitchen/dining/living area, utility, w/c, downstairs office currently used as an entertainment bar, four double bedrooms, two en suite bathrooms and a separate family bathroom. Outside there is a beautifully manicured large rear garden backing onto fields, garage & driveway parking to the front. Viewing comes highly recommended.

Price £765,000

Grendon Underwood

Grendon Underwood is approximately nine miles west of Aylesbury with a history dating back to the 16th and 17th centuries, many attractive thatched cottages and noted buildings can be seen in the village today, including Shakespeare Farm House and the 12th century church of St Leonard. The village has a general store with post office, garage and a Public House. Extensive shopping facilities are situated at Bicester Village Retail Outlet and at the refurbished Friars Square Centre in Aylesbury.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Services to Euston are available from Cheddington and Leighton Buzzard. Primary Schools can be found in the village & Secondary Schools include Waddesdon Secondary School and Grammar Schools in Aylesbury.

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

Mains electric, water & drainage. LPG Gas heating.

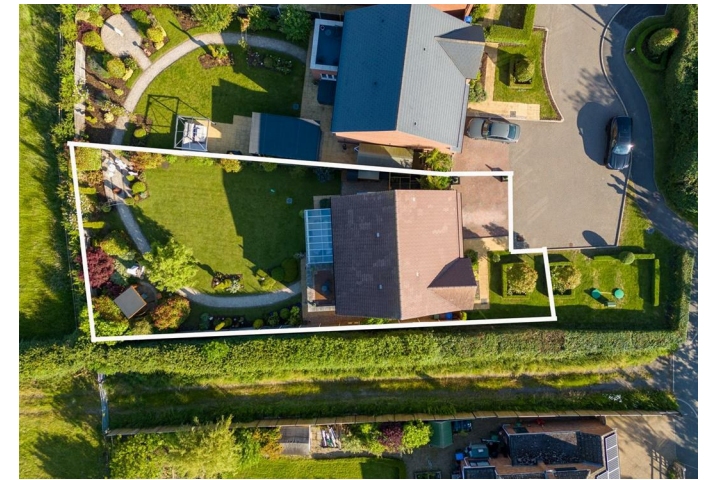
Entrance

Enter through the front door into the hall with doors to the office, w/c, utility, kitchen diner, living room and garage. Stairs rise to the spacious first floor landing.





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- Village Location
- Detached Property
- Two En Suite Bathrooms
- Ideal Family Home
- Four Bedroom House
- Garage & Driveway Parking
- Immaculately Presented
- Backs Onto Fields

Office

The office is currently being used as a entertainment bar space and consists of a bay window to the front aspect, spotlights to ceiling, wall mounted radiator, Amtico flooring laid to floor and space for a range of furniture.

Downstairs Toilet

Comprising of a hand wash basin, w/c, heated towel rail, wall fitted mirror, Amtico Flooring laid to floor and half height tiling to walls.

Utility Room

Utility consists spot lighting to the ceiling, Amtico flooring laid to the floor. A base unit with granite worktop and inset sink unit, space for washing machine and tumble dryer. Door to the side of the property.

Kitchen/Living Area

Kitchen consists of spotlights to the ceiling, Amtico flooring laid to floor and wall mounted radiators. There is a range of wall and base mounted units with Granite worktops, inset sink unit, inset gas hob, splashback and overhead extractor, integrated double oven, fridge/freezer and dishwasher. Kitchen island with further storage and space for a number of bar stools, bespoke fitted entertainment unit, and display cabinet, space for a sofa and other furniture. French doors lead out to the beautiful garden, spotlights to ceiling, Amtico flooring and a wall mounted radiators.

Living Room

Living room consists of French doors leading out to the garden, Amtico flooring laid to floor, Two light pendants to the ceiling, wall mounted radiator, feature fireplace and space for a sofa set and other living room furniture.



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Local amenities in the village include primary school, village store and Post Office. A more extensive range of amenities and shopping/leisure facilities are located in Bicester and Aylesbury.



First Floor

Large landing area with with Carpet Laid to floor spot lighting to the ceiling, a window to the front aspect and doors to all four bedrooms and bathroom. Loft access.

Master Bedroom & En Suite

Master Bedroom features a large walk in wardrobe with bespoke fitted units, French doors leading to the balcony overlooking the beautiful garden and views and a further door leading to the en suite. There is carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a super king size bed and other bedroom furniture. En suite comprises an enclosed double shower cubicle, low level w/c, hand wash basin with storage and heated towel rail and is fully tiled throughout .

Bedroom & En Suite

The Bedroom comprises of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator, built in wardrobes and space for a super king size bed and other bedroom furniture. En suite comprises an enclosed double shower cubicle, low level w/c, hand wash basin and heated towel rail and is fully tiled throughout.

Bedroom

Bedroom with a window to the front aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

Bedroom with a window to the front aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator, bespoke fitted wardrobes and space for a single bed and other bedroom furniture. This room is currently used as a dressing room.

Family Bathroom

Bathroom is fully tiled and comprises a panelled bathtub with shower attachment, low level w/c, hand wash basin unit with storage, heated towel rail and an enclosed double shower cubicle.

Rear Garden

A spectacular large rear garden has been substantially landscaped over the years to provide an enjoyable space with a pathway leading to defined areas making it an interesting place to explore. There a large covered patio area , BBQ space, a large area of lawn with well stocked borders,. The garden has established bushes and trees an area for a hot tub or further seating area with a wooden pergola over and a third seating area to the rear of the property. There is an area to the side of the property that features a storage shed. There are plenty of areas for sunbathing and relaxing in this breath taking garden.

Garage & Driveway

Integral garage with light and power, EV charging point and driveway parking to the front.

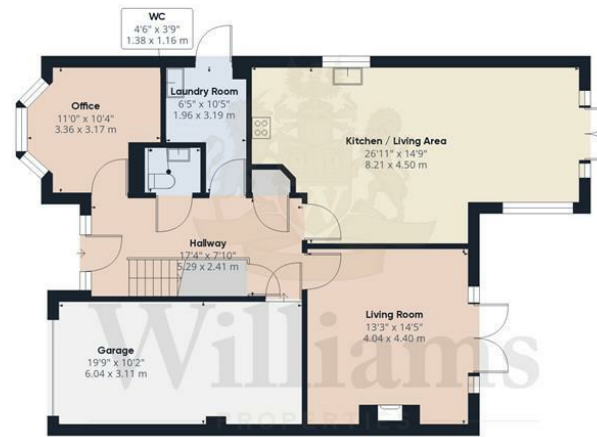
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(02 plus) A			
(81-91) B				(11-41) B			
(69-80) C				(09-30) C			
(55-68) D				(05-08) D			
(39-54) E				(04-04) E			
(21-38) F				(13-38) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



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Floor 0



Floor 1



Approximate total area⁽¹⁾
 1966.28 ft²
 182.67 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.