



# Yew Tree House

1 Manor Gardens | Grendon Underwood | Bucks | HP18  
OUT



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A superb detached home set in a non estate location in a private road of just three dwellings. The property is offered with no upper chain and comprises of an inviting entrance hall, lounge, dining Room, snug, kitchen, sunroom, utility, cloakroom, four bedrooms, two with ensuites, home office, and a family bathroom. Outside a double garage, established mature front and rear gardens. Excellent school catchments, village location and local family friendly amenities.

£800,000

## 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 G

## Local Authority

Buckinghamshire Council

## Services

Mains Electric  
Mains Drainage  
Oil Heating

## Entrance Hall

Enter through the front door into the impressive entrance hall consists of real engineered wooden flooring, a pendant light to the ceiling, a wall mounted radiator, and doors to the down stairs w/c, office, kitchen and opens out to the dining area. carpeted stairs to the first floor.

## Office/Snug

Office consists of a window to the side aspect, carpet laid to the floor, a wall mounted radiator, light fitting to ceiling and space for a range of furniture.





- Village Location
- Aylesbury Grammar/Waddesdon School Catchment
- Established Gardens
- Private Road
- Four/Five Bedrooms
- Double Garage
- No Upper Chain
- Local Pub & Village Shop

#### **Cloakroom**

The w/c comprises a hand wash basin and low level w/c and a frosted window to the front aspect.

#### **Living Room**

This spacious Living Room consists of a large triple aspect windows to the front/side/rear aspect, carpet laid to the floor, wall mounted radiators, ceiling lighting and plenty of space a large sofa set and other living room furniture.

#### **Dining Room**

The dining room consists of a wall mounted radiator, full height windows and set of patio doors leading out to the garden. a further full height window to the front aspect with a floating solid oak staircase, engineered wooden flooring and wall lighting. There is space for a large range of dining room furniture.

#### **Kitchen**

The kitchen breakfast room French doors to sunroom, window to the rear aspect, stone tile flooring, (underfloor heating), wall and base units, granite worktops, gas range cooker, breakfast bar area, sink/drain. Space for American style fridge/freezer surrounded by extra cabinetry. A bespoke fitted full wall length solid oak cabinetry. Doors to the utility room and an opening to the sunroom.

#### **Utility Room**

The utility room features a stable door to the side aspect. tiled flooring, (underfloor heating), wall and base units with wooden worktops, inset sink, mixer tap and drainer. There is space for a washing machine and separate dryer.

#### **Sunroom**

The sunroom consists of tiled flooring with patio doors leading out the the rear garden, windows to the rear and sides and a wall mounted radiator.



A superb detached home set in a non estate location in a private road of just three dwellings. The property is offered with no upper chain and falls within the highly sought after Aylesbury Grammar School catchment and the renowned Waddesdon Secondary School. The village offers amenities including a local pub, shop, Post Office, primary school, horse riding school and a large Church.



**First Floor**  
Carpeted stairs leading to the first floor large landing currently used as an up stairs living area and loft access.

**Living Area / Landing**  
This large landing area is set in the heart of the home and is used as another living area and features amazing full length windows overlooking the beautiful large rear garden, carpet laid to the floor, light pendant to the ceiling and a feature fireplace. This room with a stud wall and door installed could easily become a fifth bedroom if needed.

**Master Bedroom**  
The beautiful master bedroom boasts from a range of bespoke fitted wardrobes and cabinetry and features a windows to the front aspect, carpet laid to the floor, a wall mounted radiator and a door to the En-suite.

**En-Suite**  
The En-suite consists of window to rear aspect, fully tiled to all walls, tiled flooring, walk in double shower with over head electric shower, wash hand basin, low level w/c and heated towel rail.

**Bedroom Two**  
A great size bedroom featuring a window to front aspect, carpet laid to the floor, light pendants to the ceiling, a wall mounted radiator, and access to storage in eaves. There is plenty of space for a super king bed and other bedroom furniture.

**Bedroom Three**  
This bedroom featuring a window to rear aspect, carpet laid to the floor, light pendant to the ceiling and a wall mounted radiator. There is plenty of space for a king size bed and other bedroom furniture. Door to the En-suite.

**En-Suite**  
The En-suite consists of window to rear aspect, fully tiled to all walls, tiled flooring, walk in double shower cubicle with over head shower, wash hand basin, low level w/c and heated towel rail.

**Bedroom Four**  
This bedroom featuring a window to side aspect, carpet laid to the floor, light pendant to the ceiling and a wall mounted radiator. There is plenty of space for a bed and other bedroom furniture.

**Family Bathroom**  
The family bathroom features a window to rear aspect, w/c, wash hand basin, part tiled to splash sensitive areas, tiled flooring, bath with over head shower and glass screen.

**Front Garden**  
Block paved driveway, grass verges, access to side and rear garden.

**Double Garage**  
The garage features a set of two up and over doors to front, power and lighting and a courtesy door to the garden.

**Parking**  
Driveway Parking to the front of the property.

**Rear Garden**  
This stunning wrap around garden is a generous size and features mature trees, pergola, pond, large patio area wrapping around the property, lawn laid to the remainder and enclosed fencing. Door to the garage.

**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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(00-00) C		
(55-68) D			(00-00) D		
(39-54) E			(00-00) E		
(21-38) F			(00-00) F		
(1-20) G			(00-00) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





Approximate total area<sup>(1)</sup>

2518.53 ft<sup>2</sup>

233.98 m<sup>2</sup>

Reduced headroom

35.66 ft<sup>2</sup>

3.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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.